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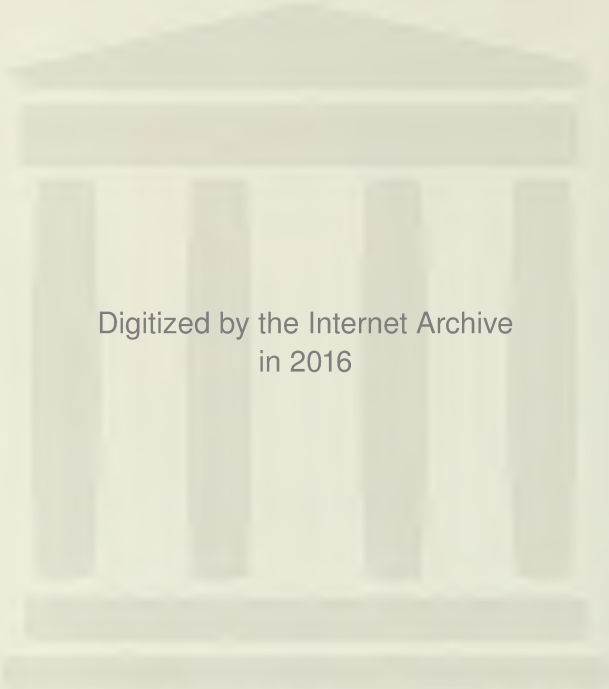
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SAN FRANCISCO  
FACT BOOK

# CRP

SAN FRANCISCO  
COMMUNITY RENEWAL PROGRAM



ARTHUR D. LITTLE, INC.  
SAN FRANCISCO DEPARTMENT OF CITY PLANNING



# CRP

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## SAN FRANCISCO FACT BOOK

ARTHUR D. LITTLE, INC.  
SAN FRANCISCO DEPARTMENT OF CITY PLANNING

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# INTRODUCTION

The material assembled here is compiled as background material for community renewal planning in San Francisco. The analysis has been based primarily on data from the 1950 and 1960 Census, compiled jointly by the San Francisco Department of City Planning and Arthur D. Little, Inc. We are particularly indebted to the San Francisco Department of Public Health, the San Francisco Department of Public Welfare, the United Community Fund, and the San Francisco Planning and Urban Renewal Association for material included here which was not available from the U.S. Bureau of the Census.

As a prerequisite for the development of a Community Renewal Program, and as a basis for determining measures of neighborhood viability, an analysis of the City in relation to the Region, the State and the Nation was undertaken. Although a neighborhood analysis will be published separately, this study included maps showing the distribution by Census Tract of various social and physical characteristics.

The first section of this report deals with the people and the economy. Separate sections are devoted to population trends, household relationships, racial composition, national origin, age and sex, education, income, health problems, welfare, crime and juvenile delinquency, residential mobility, employment, occupation of residents and commuting patterns.

The second section is concerned with the physical city, including separate sections on land and land use, housing stock, age and condition of housing, housing occupancy, tenure and overcrowding, and housing value and rent.

The changes which have occurred in San Francisco between 1950 and 1960, as depicted here, were for the most part endemic to the older central cities.

Between 1950 and 1960 San Francisco's resident population decreased by 4.5 percent;

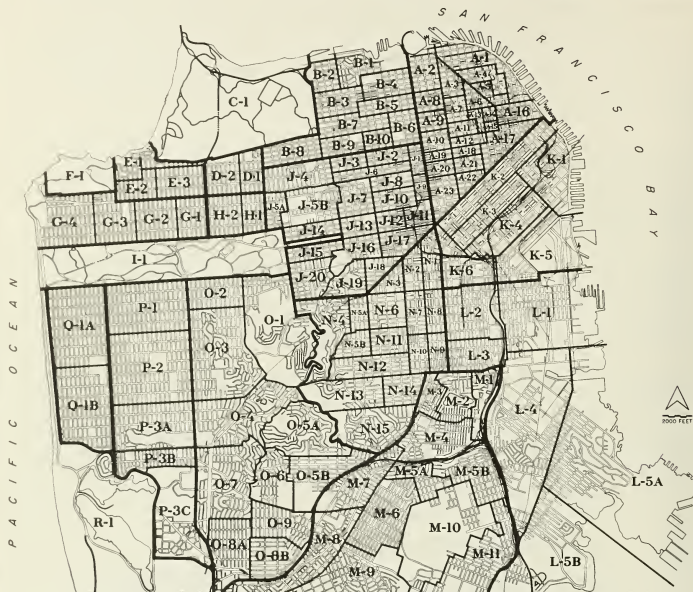
Family households decreased by 10.1 percent;

In and Out migration during the 1950's contributed to the tremendous change in the racial composition of the population;

The level of educational attainment increased dramatically during the decade, but there remained great disparity between educational attainment of whites and non-whites;

Despite great prosperity of the decade, 13.5 percent of San Francisco's families in 1960 had yearly incomes of \$3,000 or less and 39.2 percent of the individuals were earning \$2,000 a year or less;

Many other changes occurred during the decade which affected both the social and physical character of San Francisco. These included changes in occupation and employment, welfare service, health problems, juvenile delinquency, land use, and the supply and condition of housing.



## 1960 CENSUS TRACTS

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING - 1964

1000 2000 3000

# I. THE PEOPLE and THE ECONOMY

## 1. Population

The gradual decline in population growth experienced by many large central cities has, as might be expected, occurred at a time when their surrounding areas were expanding rapidly. Between 1930 and 1960, the San Francisco Bay Area<sup>1</sup> and California had growth rates exceeding that of the United States, yet San Francisco's population growth steadily declined, with an actual loss in population recorded between 1950 and 1960. (See Figure 1.1)

Other large central cities in the United States also lost population during the 1950-60 decade, particularly built up cities such as San Francisco where population densities were very high. Consequently, the correlation between density and population growth is of interest. After looking at Figure 1.2, it is obvious that the newly developing suburbs had a greater impact on the older, more densely occupied cities than on the newer cities where land was more readily available. This would imply that, as the Bay Area continues to grow, San Francisco will share an increasingly smaller proportion of the total Bay Area population. (See Figure 1.3)

Within the City, the losses in population between 1950 and 1960 were, as would be expected, most dramatic in the more densely occupied sections, such as Chinatown. Conversely, the greatest increases occurred in the less densely occupied areas of the City. (See Figures 1.4 and 1.5)<sup>2</sup>

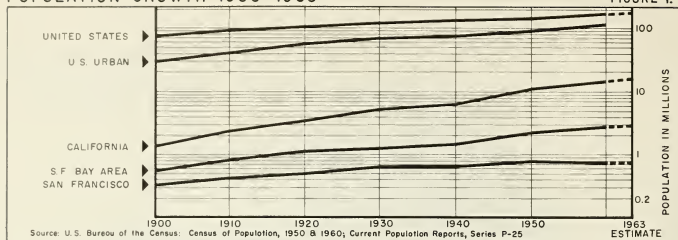
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<sup>1</sup> The San Francisco Bay Area includes Alameda, Contra Costa, San Francisco, San Mateo and Solano Counties.

<sup>2</sup> Prior to the 1960 Census, demolition had begun for Western Addition Project Area 1, which included census tracts J1, J6, J7, J8 and J9.

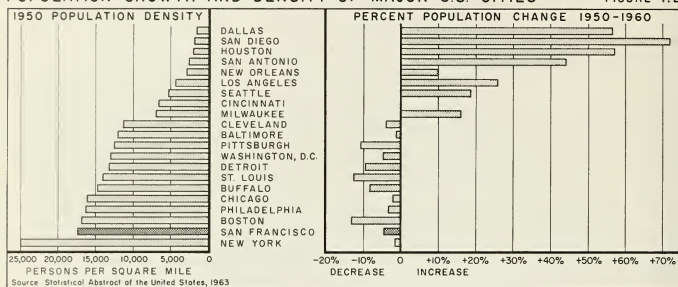
POPULATION GROWTH 1900-1963

FIGURE 1.1



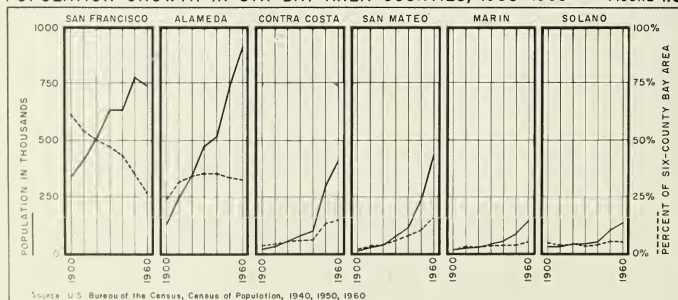
POPULATION GROWTH AND DENSITY OF MAJOR U.S. CITIES

FIGURE 1.2



POPULATION GROWTH IN SIX BAY AREA COUNTIES, 1900-1960

FIGURE 1.3



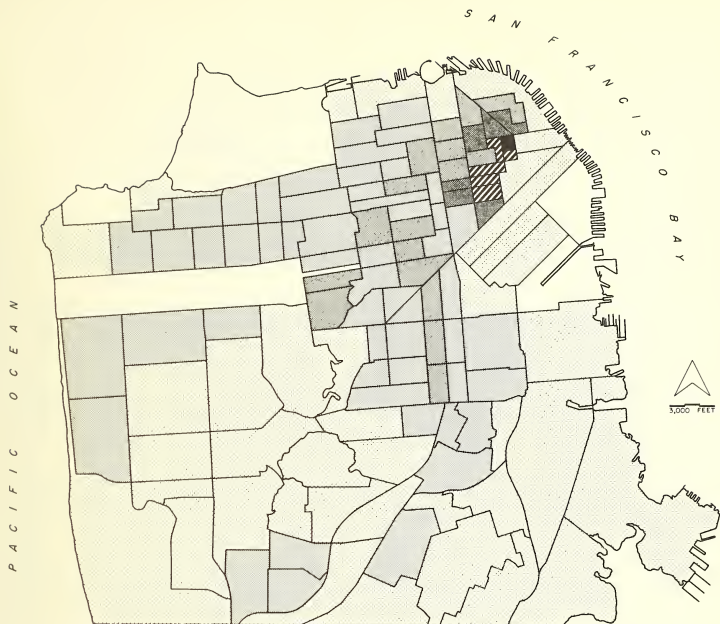
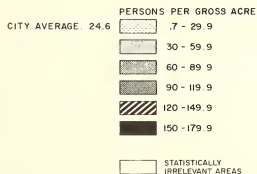


FIGURE I.4  
POPULATION DENSITY BY CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population  
San Francisco Department of City Planning "The Use of Land in San Francisco", 1964

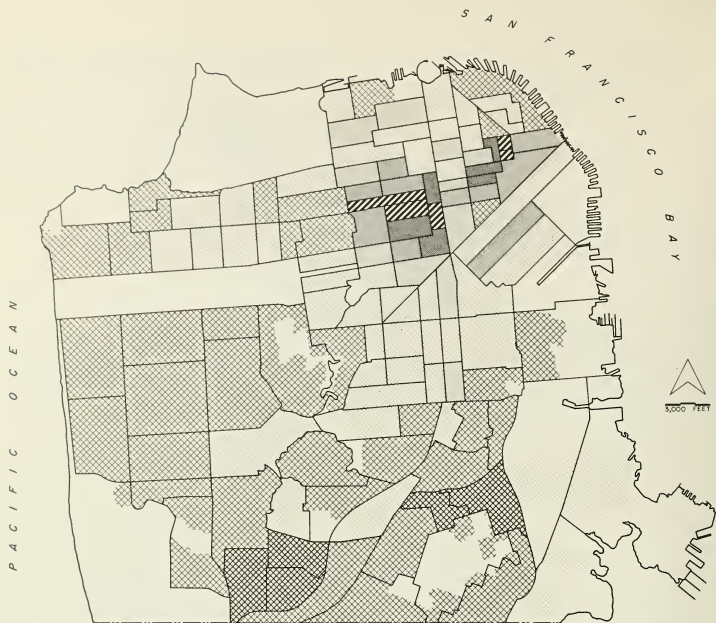
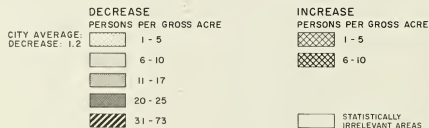


FIGURE 1.5

POPULATION CHANGE PER GROSS ACRE BY CENSUS TRACT, 1950-1960



Source: U.S. Bureau of the Census, 1950 and 1960 Census of Population and Housing

## 2. Household Relationships

The relationship of family households<sup>3</sup> to unrelated individual households is one of concern to city officials, planners and neighborhood organizations. Families constitute one of the more stable elements of the population; their jobs are often more permanent and members of their families make deeper ties to the community through activities such as schools. However, families have been the first to be lured away from the central city.

During the 1950's, San Francisco's population decreased by 4.5 percent, its households increased by 12.7 percent, and its families decreased by 10.1 percent (as shown in Figure 2.1), thus exaggerating an already high household to family ratio.

The decrease in population and the large increase in number of households indicates a dramatic shift to smaller households, particularly single person households (as shown in Figure 2.2). Although some of these people are young and relatively affluent individuals who can afford to establish homes separate from their families, a large proportion are neither young nor economically well off. A decrease occurred in the three, four, and five person households, reflecting the exodus of middle class white families during the decade. And, a counteracting increase occurred in six or more person households, which, in part, reflects an increase in poor families whose households include aunts and uncles, older children, grandparents, etc., and who under more affluent circumstances would live alone. (See Figure 2.3)

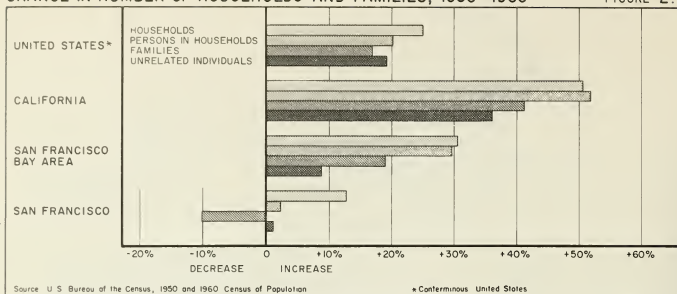
As illustrated by the census tract maps (Figures 2.4, 2.5 and 2.6), large concentrations of family households exist in a variety of economically and socially distinct areas within the City; however, large families (as discussed above) and single-parent families are concentrated primarily in the less affluent areas of the City.

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<sup>3</sup> Families as defined by the Census and as used in this report consist of two or more persons living in the same household, who are related to each other.

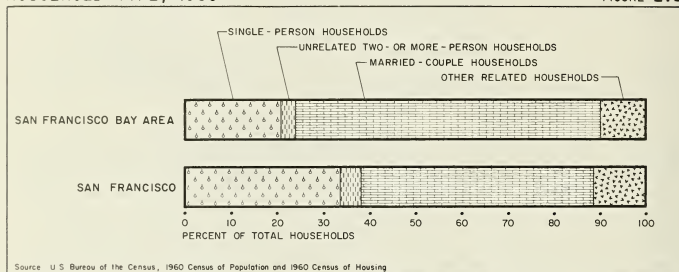
CHANGE IN NUMBER OF HOUSEHOLDS AND FAMILIES, 1950 - 1960

FIGURE 2.1



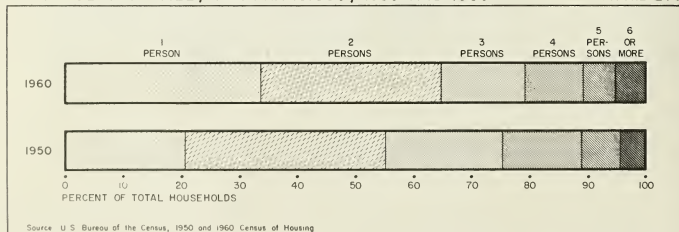
HOUSEHOLD TYPE, 1960

FIGURE 2.2



HOUSEHOLDS BY SIZE, SAN FRANCISCO, 1950 AND 1960

FIGURE 2.3



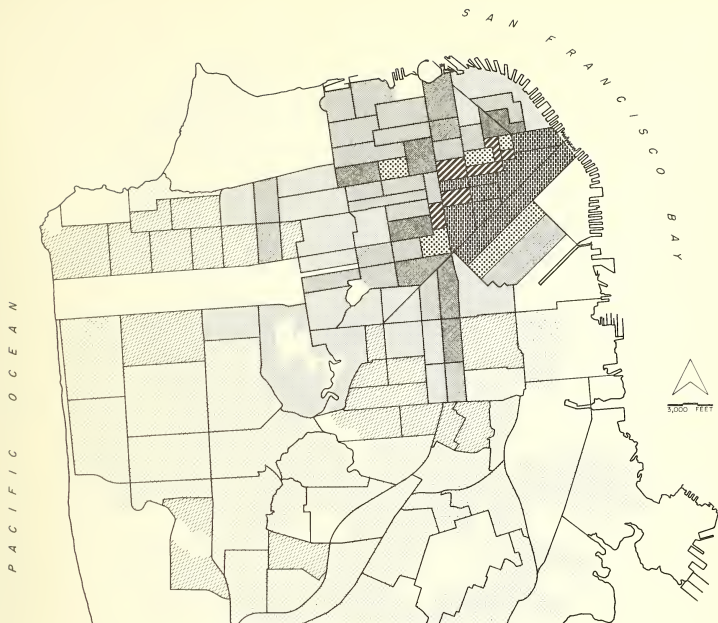
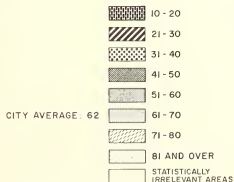


FIGURE 2.4

FAMILIES PER HUNDRED HOUSEHOLDS IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

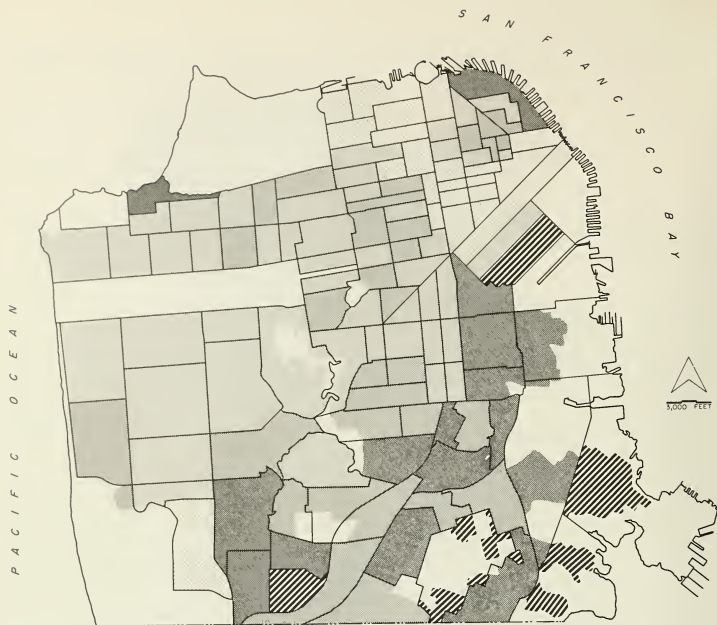


FIGURE 2.5

HOUSEHOLDS WITH SIX OR MORE PERSONS PER UNIT  
PER HUNDRED HOUSEHOLDS IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

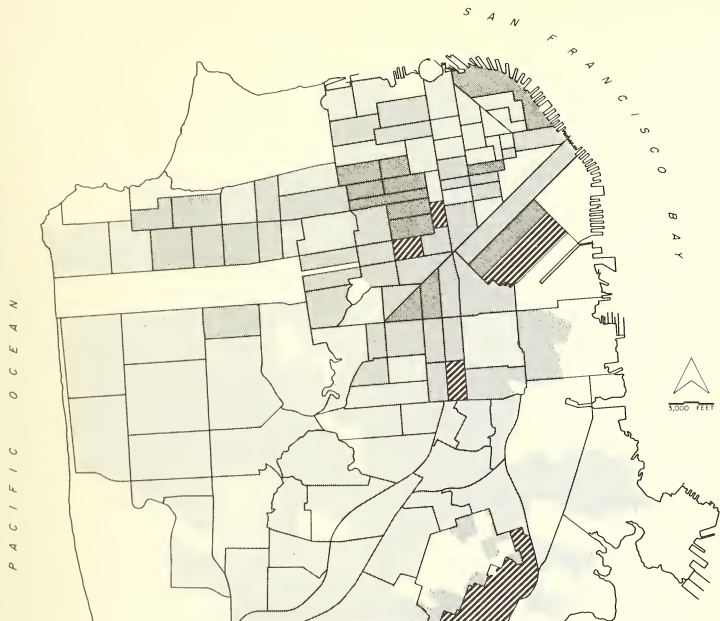
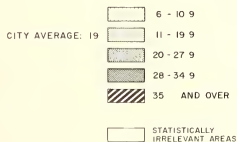


FIGURE 2.6

SINGLE-PARENT FAMILIES PER HUNDRED FAMILIES IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



### 3. Racial Composition

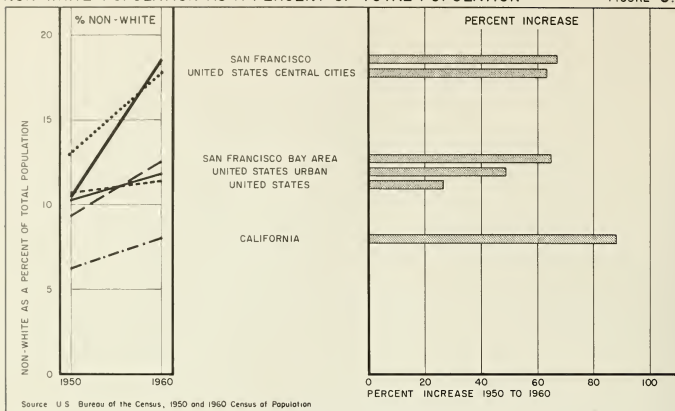
The increase in non-whites, primarily Negroes, in San Francisco and other urban areas during the 1950's has continued a trend established by the first major influx of Negro migrants in the 1940's. Between 1950 and 1960 the non-white population had increased by 66.8 percent, accounting in 1960 for 18.4 percent of the population. (See Figure 3.1) Negroes increased by 71.0 percent or 30,881 persons; Chinese and Japanese increased by 51.1 percent or 15,517 persons; and other non-white persons, primarily Filipinos, increased by 106.2 percent or 8,046 persons, accounting respectively for 10.1 percent, 6.2 percent, and 2.1 percent of the total population in 1960 (as shown in Figure 3.2).

In San Francisco as in other major core cities, the residential location of the non-white population has been restricted to well-defined areas of the City. And, as can be seen by comparing Figures 3.3 and 3.4, Negro settlement patterns are much more segregated than those for other non-whites. There are eight census tracts in the City where the Negro population is greater than 50 percent, and fifty-five census tracts where the population is less than 1 percent Negro. Although there are also eight census tracts in the City where more than 50 percent of the residents are "non-white, other than Negro," there are only eight census tracts in the City where the population is less than 1 percent "non-white, other than Negro."

As can be seen in Figures 3.5 and 3.6, the increase in non-white population was heaviest in those sections of the City which experienced the largest decrease in white population. These areas consisted primarily of the overcrowded and generally less desirable areas of the City.

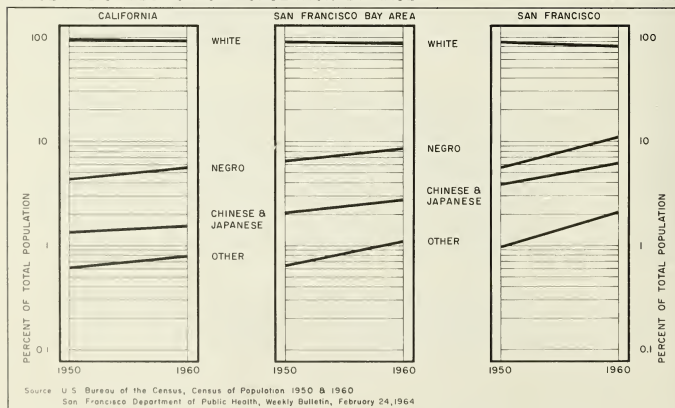
# NON-WHITE POPULATION AS A PERCENT OF TOTAL POPULATION

FIGURE 3.1



# PERCENT DISTRIBUTION OF POPULATION BY RACE

FIGURE 3.2



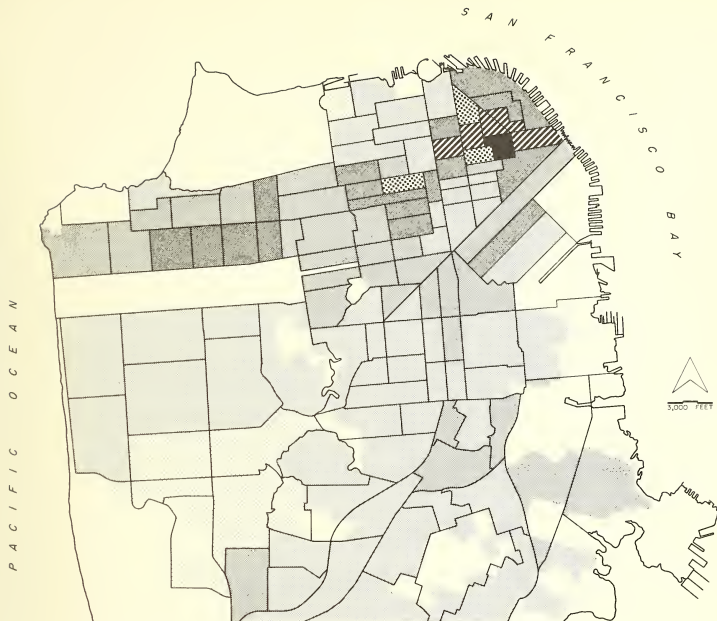
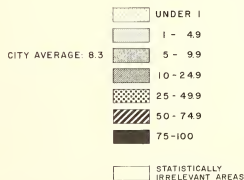


FIGURE 3.3

NON-WHITE POPULATION PER HUNDRED PERSONS IN CENSUS TRACT, 1960  
NON-WHITE EXCEPT NEGRO



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



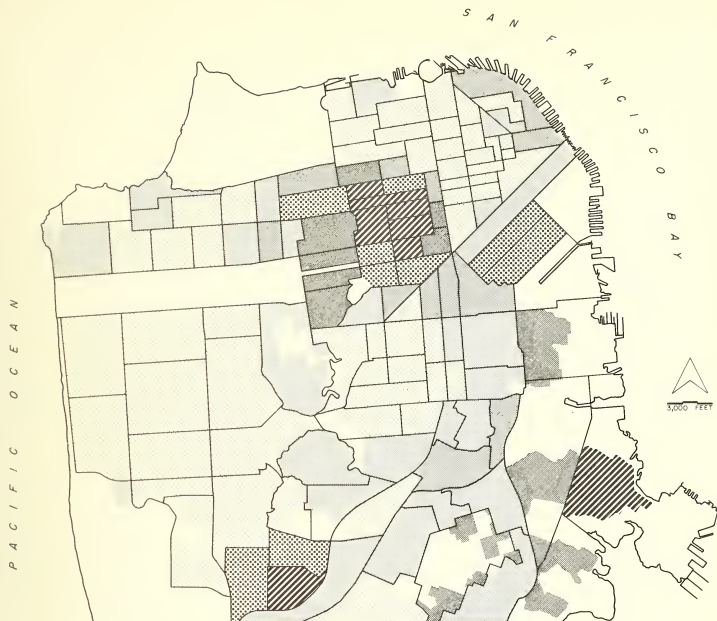
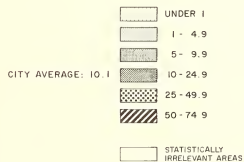


FIGURE 3.4

NEGRO POPULATION PER HUNDRED PERSONS IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



FIGURE 3.5

INCREASE IN WHITE AND NON-WHITE POPULATION BY CENSUS TRACT, 1950-1960



CITY TOTAL: NON-WHITE INCREASE 54,444

Source: U.S. Bureau of the Census, 1950 and 1960 Census of Population and Housing

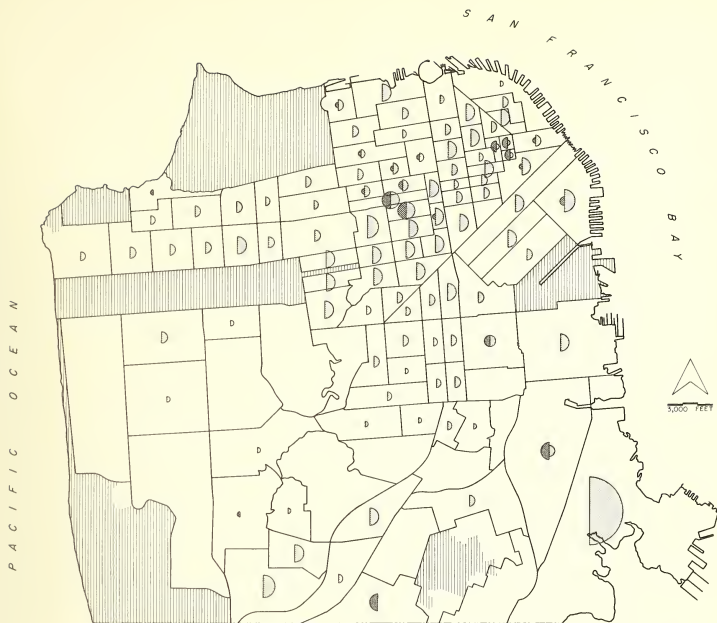
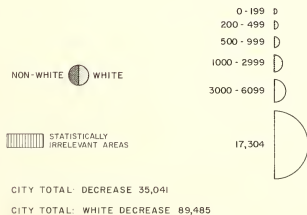


FIGURE 3.6

DECREASE IN WHITE AND NON-WHITE POPULATION BY CENSUS TRACT, 1950-1960



Source: U.S. Bureau of the Census, 1950 and 1960 Census of Population and Housing



## 4. National Origin

The history of San Francisco, like California, was and continues to be shaped by a different pattern of immigration than was characteristic of the rest of the Nation. Outside of English-speaking persons the largest immigrant group in San Francisco in 1960 were Spanish-speaking persons (primarily Mexican-Americans), followed by Chinese and Japanese, and then Italian, accounting respectively for 13.4 percent, 12.5 percent, and 11.3 percent of the foreign-born population. In California, Spanish accounted for 20.6 percent of the foreign-born population, outranking all other groups except English; whereas in the Nation, Eastern Europeans enjoy this singular position, followed by Germans and Italians. (See Figure 4.1)

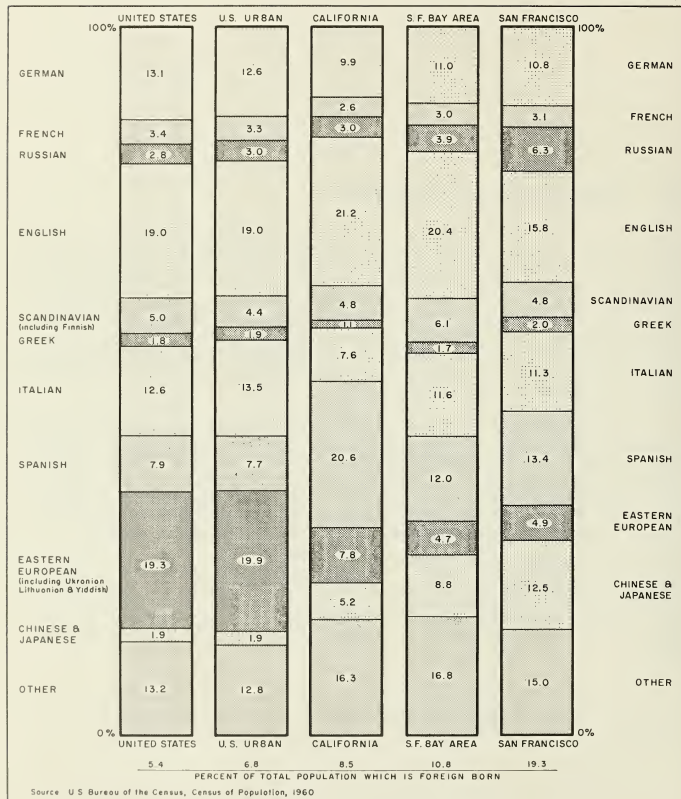
As is characteristic of older core cities, San Francisco has a large foreign-born population, which in 1960 accounted for 19.3 percent of the total population. Although foreign-born persons are scattered fairly evenly throughout the City, there are (as can be seen in Figure 4.2) heavy concentrations of the foreign-born in sections of the City known as Old San Francisco, Richmond (along Geary), and the Inner Mission, reflecting respective concentrations of Chinese and Italians, Russians, and Spanish-speaking persons.

Residential segregation has been a factor for most new immigrants. Although the degree of segregation encountered by the Mexican-American, the newest immigrant group in San Francisco, is hard to determine because of the nature of the data,<sup>4</sup> it appears (Figure 4.3) that residential segregation is possibly not as much of a problem for the Mexican-American as for the American Negro.

---

<sup>4</sup> Data on persons of Spanish origin is based on persons with Spanish surnames.

PERCENT DISTRIBUTION OF FOREIGN-BORN POPULATION BY MOTHER TONGUE, 1960  
FIGURE 4.1



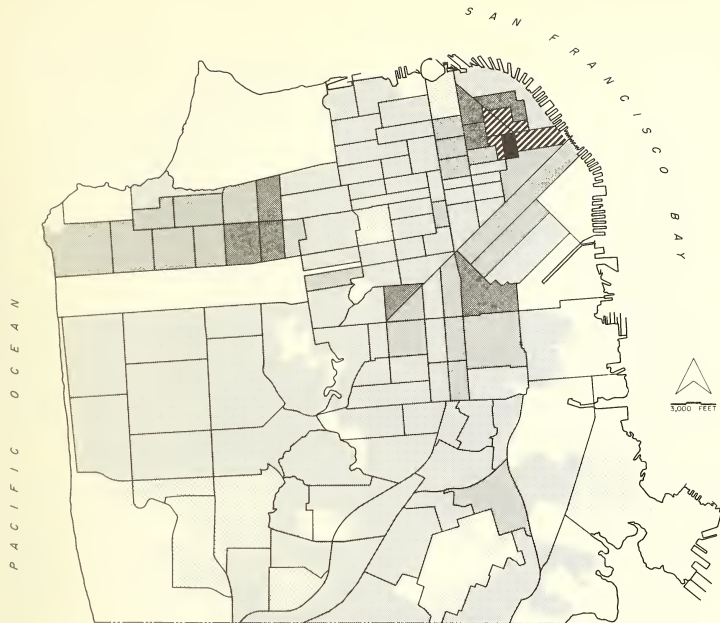
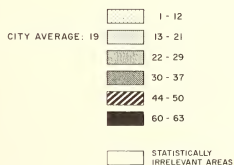


FIGURE 4.2

FOREIGN BORN PER HUNDRED POPULATION IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

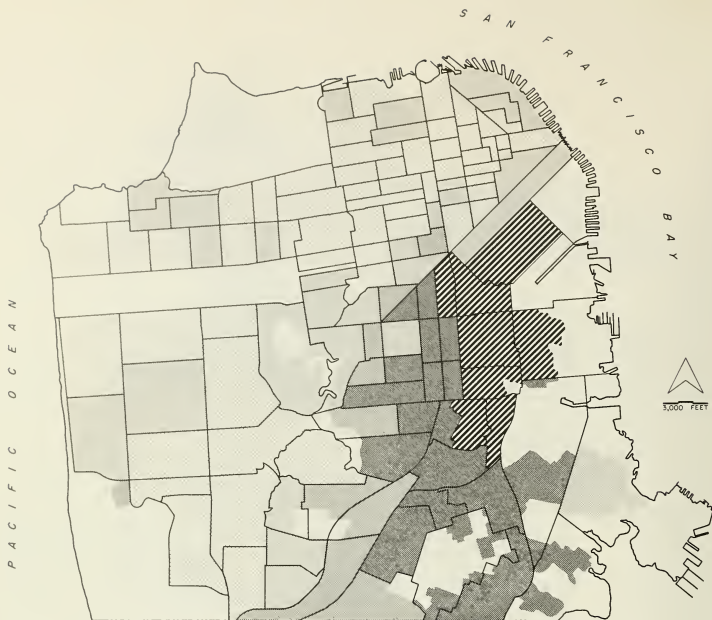
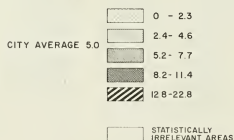


FIGURE 4.3

PERSONS WITH SPANISH SURNAME PER HUNDRED PERSONS  
IN CENSUS TRACT, 1960



Source: Bureau of the Census, 1960 Census of Population

## 5. Age and Sex

The change in the age distribution of the population during the decade reflected national trends, though altered somewhat by circumstances peculiar to San Francisco and central cities in general. The major changes occurred in three age groups: persons age 5 to 14, 25 to 44, and age 65 and over. Between 1950 and 1960 children between the ages of 5 and 14 in San Francisco increased from 12.8 percent of the population to 13.3 percent, or an additional 22,176 persons. The increase in births following World War II accounts primarily for this age group's population rise. Due to the exodus of families from the City during the decade, the increase in this group was not as great as in the Nation as a whole, nor did it account for as large a proportion of the population. Yet the increase of younger persons will still have important implications for schools and employment in the next decade.

Persons reaching maturity in the decade were born in the 1930's. Thus, the decrease in adults between the ages of 25 and 44 was due primarily to the drop in births during the depression. In San Francisco this age group decreased by 24 percent, accounting in 1960 for 26.9 percent of the population. One would expect the decrease in families to compound the loss of population from the age group, but San Francisco's proportion of population between the ages of 25 and 44 in 1960 was slightly higher than the Nation's, and only slightly smaller than California's and that of the San Francisco Bay Area.

A longer average life span, as well as continued population growth, accounts for the rapid rise in the number of older persons. Due to the convenience of the city and a lack of proper facilities in the suburbs, the proportion of older persons grew more rapidly in the central city than in the Nation as a whole. Between 1950 and 1960, persons over age 65 in San Francisco had increased from 9.5 percent to 12.4 percent of the population, while in the Nation this group accounted for 9.1 percent of the population in 1960. (See Figures 5.1 and 5.2)

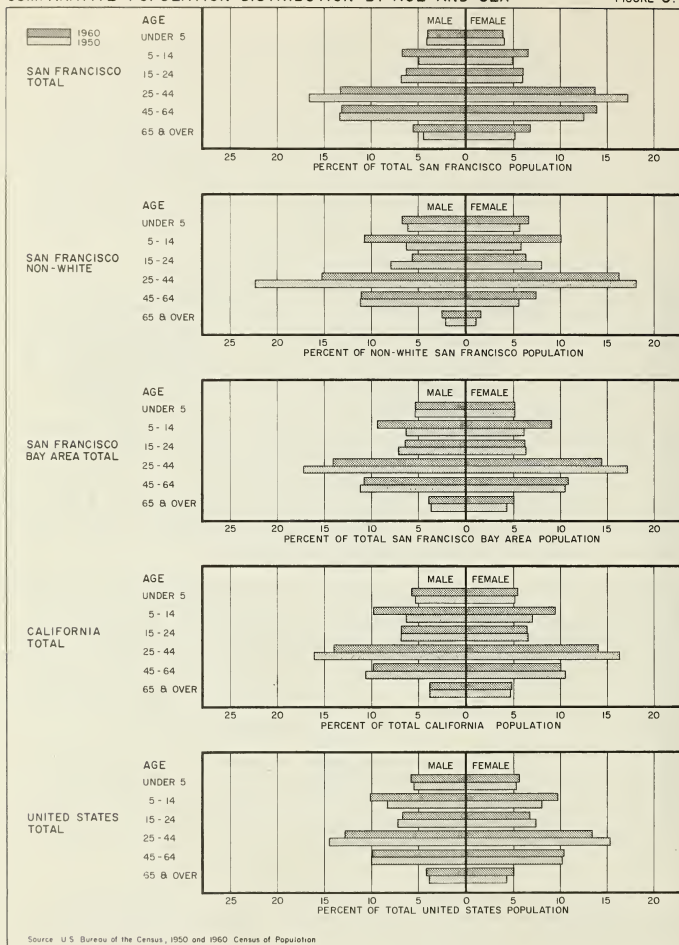
Although the same trends were present for the non-white population, the degree of change and the age and sex distribution varies substantially. The Negro migrant, like all migrants, is traditionally a young adult. In 1950, 40.4 percent of the non-white population was between the ages of 25 and 44. Thus it is not surprising that between 1950 and 1960 children age 5 to 14 increased from 12.0 percent to 20.8 percent of the non-white population, and in 1960 accounted for 28.8 percent of the total population in this age group. Nor is it surprising, due to migration patterns, that in 1960 the older non-whites accounted for only 5.9 percent of the total population over age 65.

Sex distribution of the non-white population also varies widely from that of the total population, which is divided almost equally between males and females. Men predominate among migrant groups. However, as natural increase has replaced migration as a major source of non-white increase, the distribution of males and females has been equalizing. Where in 1950 there was a substantial difference in the sex distribution of non-whites age 25 and over, the major 1960 difference occurred in persons age 45 and over.

As is shown by the census tract maps (Figures 5.3 and 5.4), most of the major concentrations of both the young and the old are in the less affluent areas of the City.

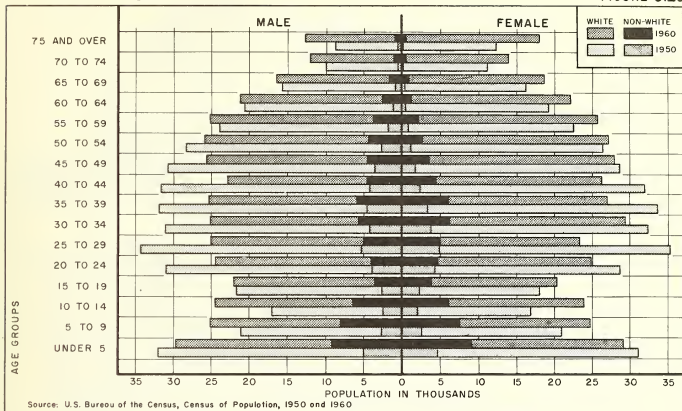
COMPARATIVE POPULATION DISTRIBUTION BY AGE AND SEX

FIGURE 5.1



# POPULATION DISTRIBUTION IN SAN FRANCISCO BY AGE AND SEX

FIGURE 5.2a



# POPULATION DISTRIBUTION IN S.F. BAY AREA BY AGE AND SEX

FIGURE 5.2b

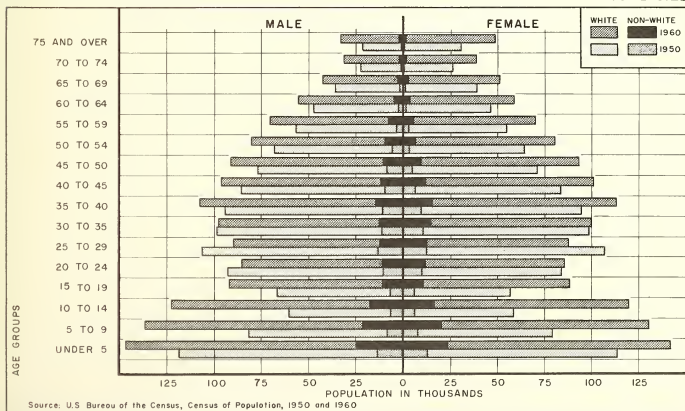
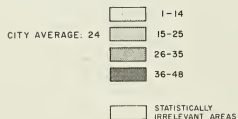




FIGURE 5.3

PERSONS UNDER AGE EIGHTEEN PER HUNDRED POPULATION  
IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

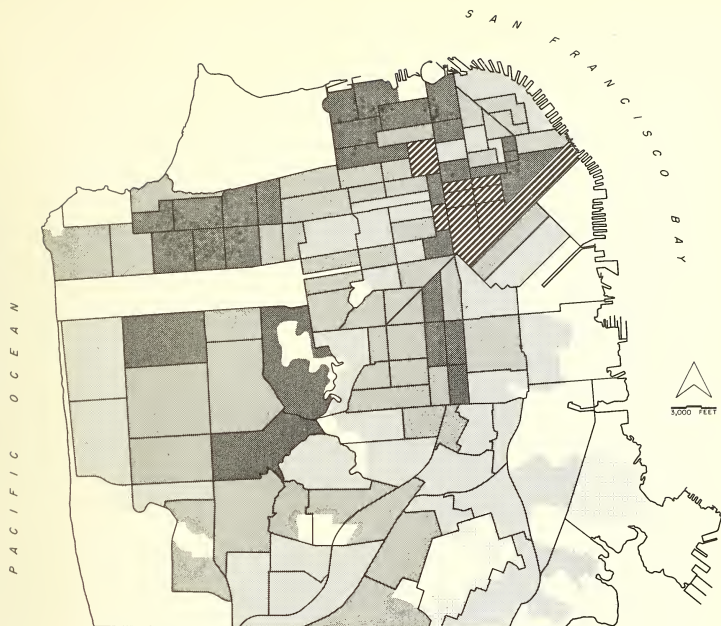
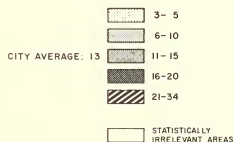


FIGURE 5.4

PERSONS AGE SIXTY-FIVE AND OVER PER HUNDRED POPULATION  
IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



## 6. Education

The increase in average educational attainment between 1950 and 1960 was dramatic. Although great discrepancies still exist between white and non-white education, the relative rates of increase show that the non-whites are catching up. The greatest change took place in the number of persons (25 years of age or older) completing 12 or more years of school. In San Francisco between 1950 and 1960, the percentage of the population achieving this level of education increased from 45.9 percent to 50.9 percent, and among non-whites from 27.0 percent to 39.1 percent. However, the percentage of the population with less than 9 years of school fell only slightly during the decade, dropping from 32.8 percent to 31.0 percent for the total adult population.

Contrary to national trends, San Francisco and the San Francisco Bay Area had an increase between 1950 and 1960 in persons with no education. In San Francisco, where the increase was most dramatic, this figure jumped from 1.9 percent of the adult population to 3.0 percent, or to a total of 14,000 persons, divided equally between white and non-whites. This increase probably reflects an increase in new Americans, such as Mexican-Americans and Filipinos, who have had no education in this country, and possibly no formal education at all. (See Figure 6.1)

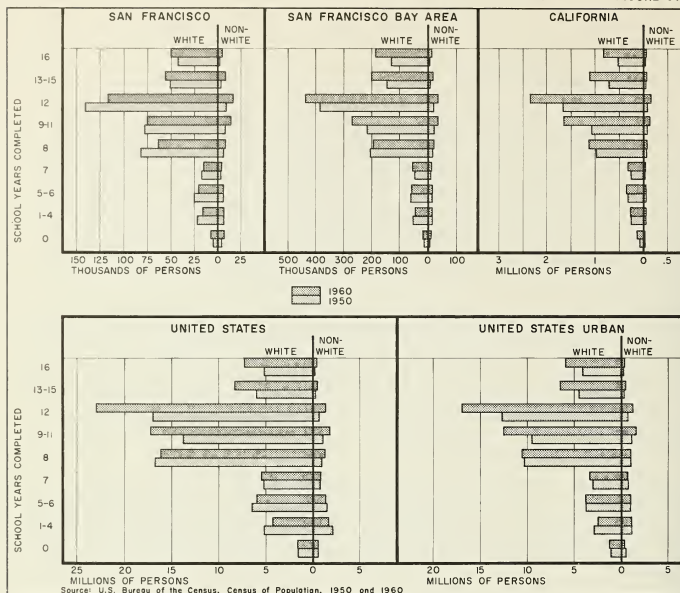
Although there are considerable discrepancies between white and non-white educational attainment, a greater percentage difference exists between the old and the young. In San Francisco the average level of education attained begins to drop rapidly between the ages of 55 and 65 for the total population, and between the ages of 35 and 44 for the non-white population. (See Figure 6.2)

The increased participation in education by non-whites between the ages of 16 and 24 will continue to diminish the differences in the level of education attained by whites and non-whites. In 1960 a higher percentage of non-whites than whites between the ages of 16 and 24 were enrolled in school in San Francisco. (See Figure 6.3) However (as seen in Figure 6.4), a larger percentage of whites than non-whites in this group were enrolled in graduate study and the last two years of college; thus the median level of education for this group is still slightly higher for whites.

As shown in the census tract map (Figure 6.5) there are two census tracts in the heart of Chinatown where the median level of education is less than 1 year. These represent a concentration of older Chinese who probably have had no education in this country. This section of the City, however, heavily influences the citywide statistics for the older non-white population. As shown in Figure 6.6, the highest percent of people with less than nine years of education is in Chinatown, the South of Market, the Inner Mission, and Potrero Hill.

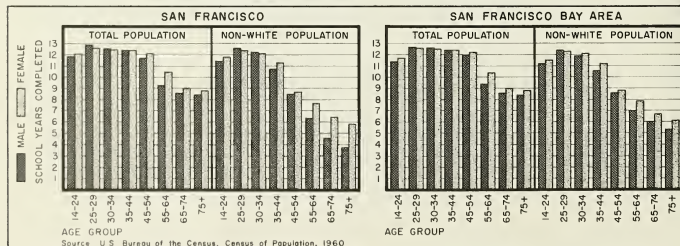
SCHOOL YEARS COMPLETED BY PERSONS 25 YEARS AND OLDER

FIGURE 6.1



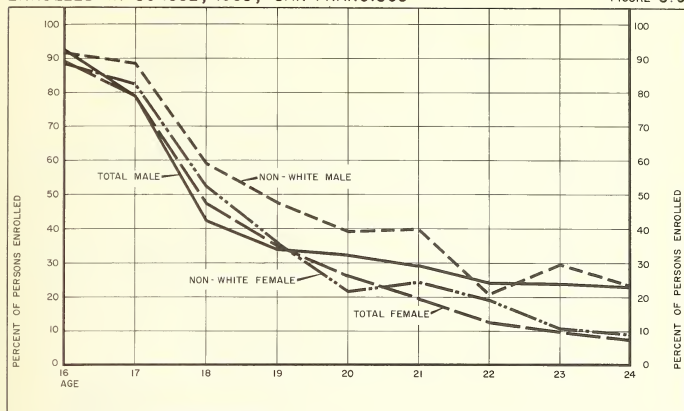
MEDIAN SCHOOL YEARS COMPLETED BY SEX AND AGE GROUP

FIGURE 6.2



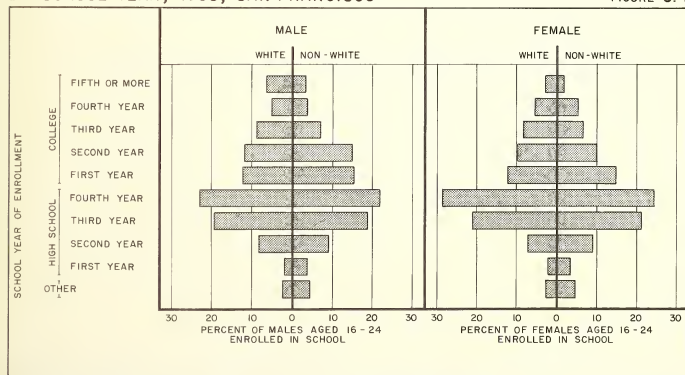
PERCENT OF PERSONS AGED 16-24  
ENROLLED IN SCHOOL, 1960, SAN FRANCISCO

FIGURE 6.3



PERCENT DISTRIBUTION OF PERSONS ENROLLED  
BY SCHOOL YEAR, 1960, SAN FRANCISCO

FIGURE 6.4



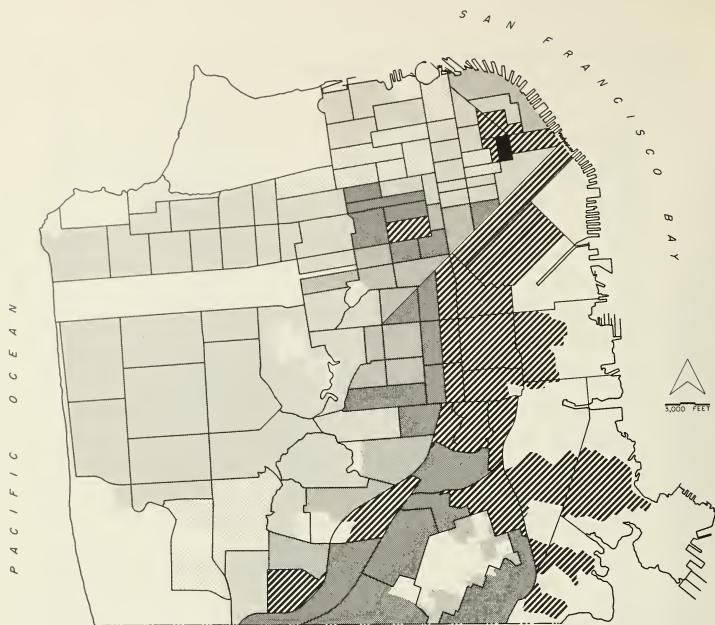
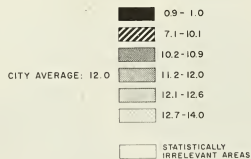


FIGURE 6.5

MEDIAN SCHOOL YEARS COMPLETED BY CENSUS TRACT, 1960  
PERSONS TWENTY-FIVE YEARS AND OLDER



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

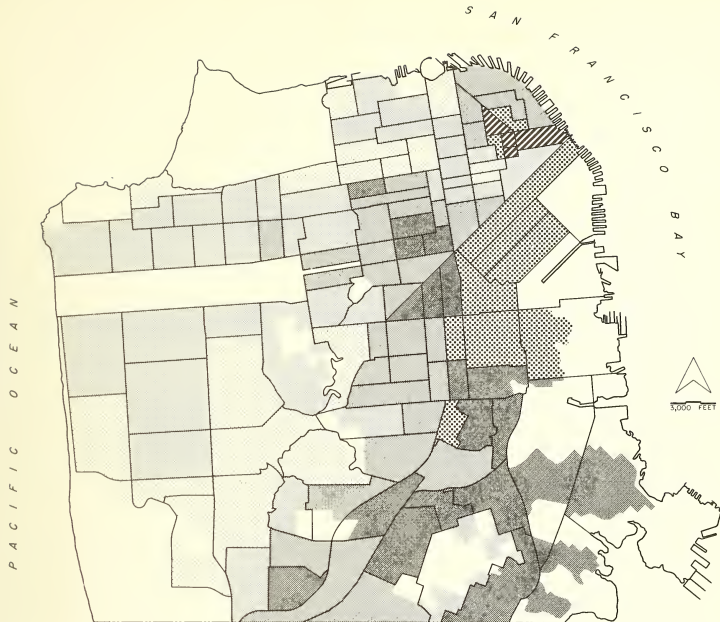
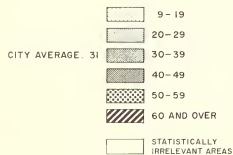


FIGURE 6.6

ADULTS WITH LESS THAN NINE YEARS EDUCATION  
PER HUNDRED POPULATION IN CENSUS TRACT, 1960  
PERSONS TWENTY-FIVE YEARS AND OLDER



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



## 7. Income

The average per capita income in San Francisco is considerably higher than that of the rest of California or the United States. This in part can be attributed to a different occupational and industrial distribution of the labor force, as well as to a higher percentage of persons in the labor force. However, it does not indicate a more equitable distribution of total income; in the specific case of San Francisco, it means that a larger percentage of the income is controlled by a small proportion of the population. (See Figures 7.1 and 7.2)

The shift in income distribution between 1950 and 1960 was dramatic.\* In 1950 only 13.7 percent of the families in San Francisco earned over \$7,000 per year; by 1960 22.6 percent of the families had incomes over \$10,000 per year. And although incomes are much lower for unrelated individuals, their increase was also noteworthy. In 1960, 12.9 percent of the unrelated had incomes over \$6,000 as compared with 4.6 percent in 1950 (incomes adjusted to 1960 levels).

Despite these increases, in 1960 13.3 percent of the families in San Francisco lived in poverty and an additional 17.1 percent had incomes which indicated a condition of deprivation. Unrelated individuals fared even less well with 39.2 percent living in poverty. (In this report, a family is considered to be in poverty if its annual income is under \$3,000, and in a condition of deprivation if its income is between \$3,000 and 4,999. The poverty level for single individuals is \$2,000 a year or less.) (See Figure 7.3)

The difference between white and non-white family incomes is also considerable: 20.9 percent of non-white families in San Francisco live on less than \$3,000 a year, while only 13.5 percent of the total population have incomes under \$3,000.

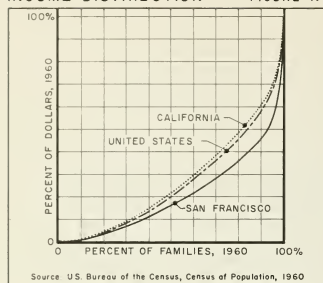
Other disadvantaged families are those with female heads, and those with male heads over age 65. Among these two groups 32.9 percent and 30.8 percent respectively live in poverty. And, as would be expected, non-white families in these categories are particularly deprived. (See Figure 7.4)

As shown by the census tract maps (Figures 7.5 and 7.6) the sections of the City which fall within the lowest category of income are Old San Francisco, South of Market, Western Addition, Inner Mission and Hunters Point.

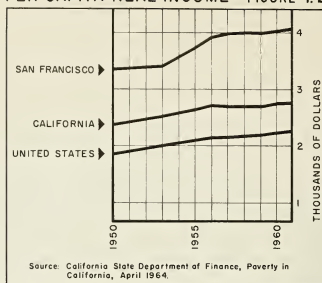
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\* Income reported in the 1950 and 1960 Census actually covers individual and household income for the years 1949 and 1959, respectively.

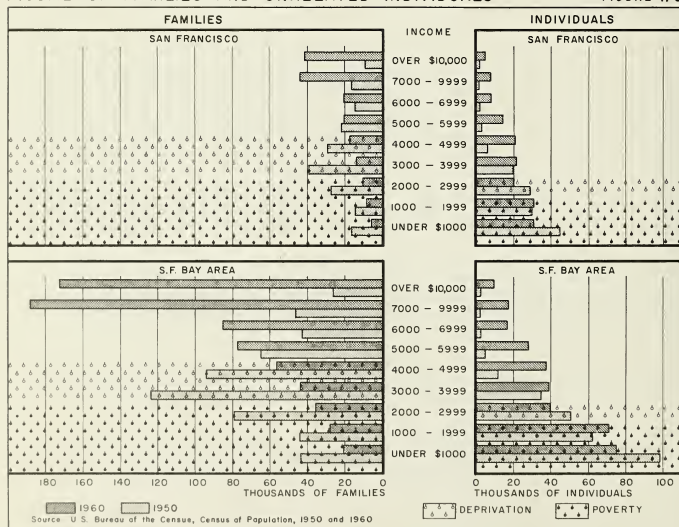
INCOME DISTRIBUTION **FIGURE 7.1**



PER CAPITA REAL INCOME **FIGURE 7.2**

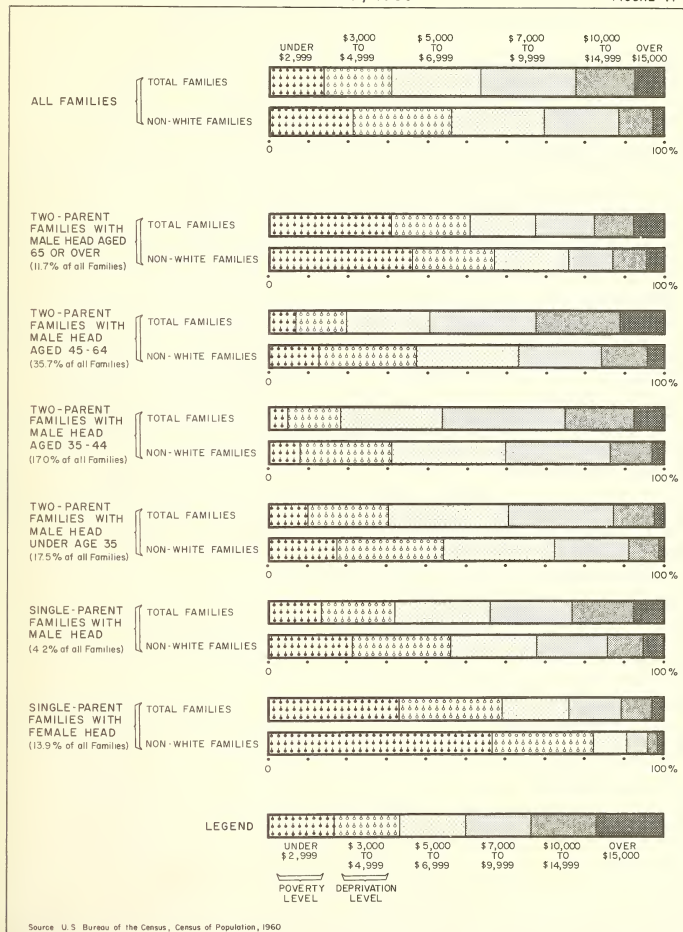


INCOME OF FAMILIES AND UNRELATED INDIVIDUALS **FIGURE 7.3**



# FAMILY INCOME DISTRIBUTION BY FAMILY TYPE IN SAN FRANCISCO, 1960

FIGURE 7.4



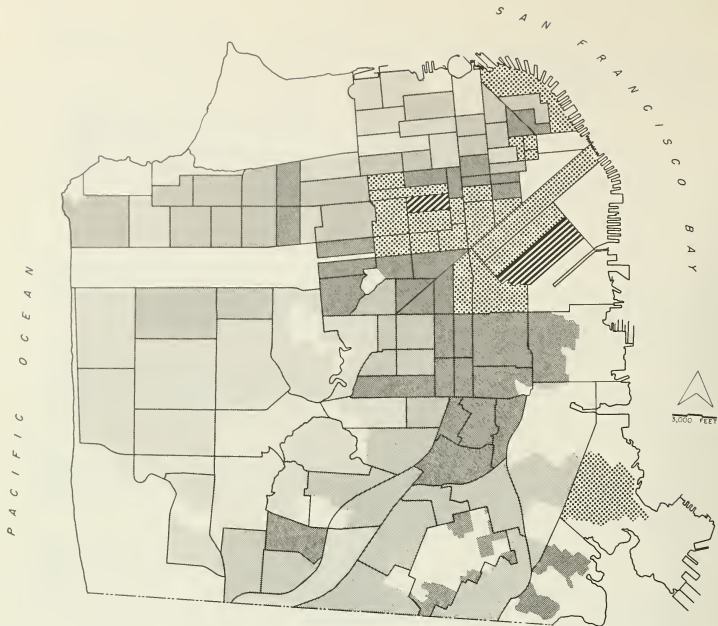
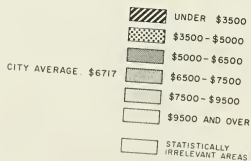


FIGURE 7.5  
 MEDIAN FAMILY INCOME BY CENSUS TRACTS



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

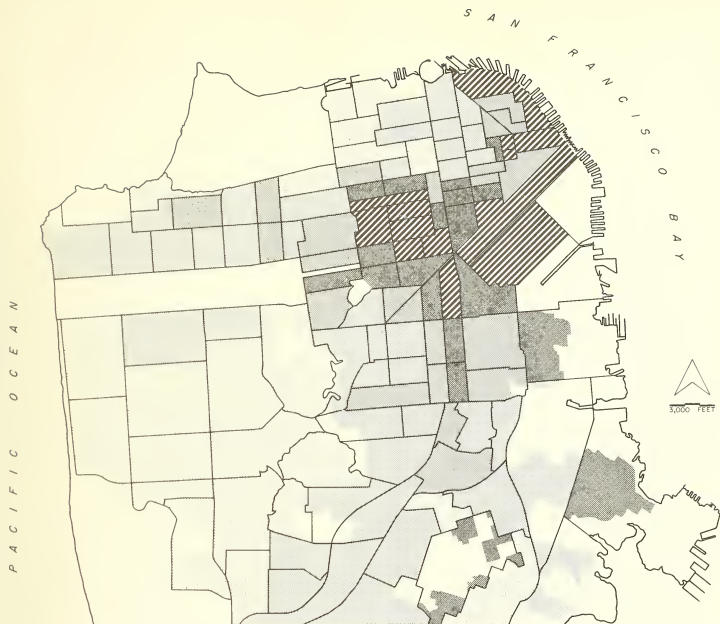
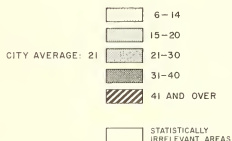


FIGURE 7.6

FAMILIES WITH YEARLY INCOMES UNDER \$4,000  
PER 100 FAMILIES IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, Censuses of Population and Housing, 1960



## 8. Health Problems

The increase in Negroes from the South and Mexican-Americans inexperienced in urban living has tended to magnify health problems. Although migration has had the main influence on population change in San Francisco, natural increase did account for a large part of the rise in minority groups during the 1950's.

San Francisco has had a much lower birth rate and higher death rate than either California or the Nation. Whereas in the Nation both the birth rate and the death rate have declined since 1956, there has been no similar trend in San Francisco. (See Figure 8.1)

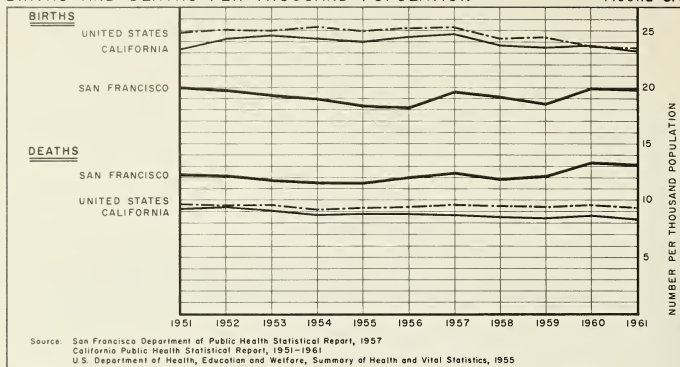
There has, however, been a very definite increase in the birth rate among San Francisco's ethnic groups. While the number of white births in this city has decreased more rapidly than the decrease in white population, the number of births for non-whites has been increasing in proportion to their increase in population. In 1960, whites accounted for 79.3 percent of the population and 69.1 percent of the births, whereas Negroes accounted for 11.4 percent of the population and 17.8 percent of the births, Chinese for 5.4 percent of the population and 6.0 percent of the births, Japanese 1.5 percent of the population and 1.5 percent of the births, Filipinos and other non-whites for 2.4 percent of the population and 5.6 percent of the births (as shown in Figure 8.2).

The death rate, on the other hand, is not only higher in the City than in the State or the Nation, but the cause of death also reflects circumstances peculiar to central cities. The incidence of heart disease, accidents, influenza and pneumonia, cirrhosis of the liver and suicides is remarkably higher in San Francisco than in California or the United States. In San Francisco the incidence of cirrhosis of the liver is five times that of the Nation and over three times that of the State, and the incidence of suicide is three times that for the Nation and two times that for the State. (See Figure 8.3)

The incidence of disease also shows great variation within the city, and is often associated with poverty. For example (as can be seen in Figure 8.4), the highest number of new cases of tuberculosis per 1,000 persons in 1960 occurred in the Western Addition, Chinatown and the South of Market.

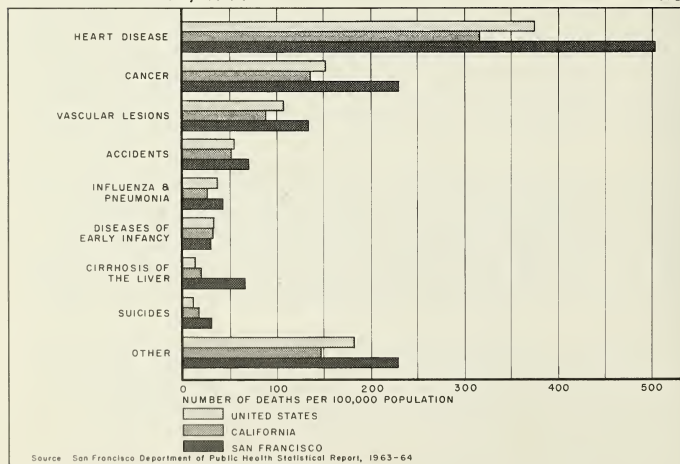
# BIRTHS AND DEATHS PER THOUSAND POPULATION

FIGURE 8.1



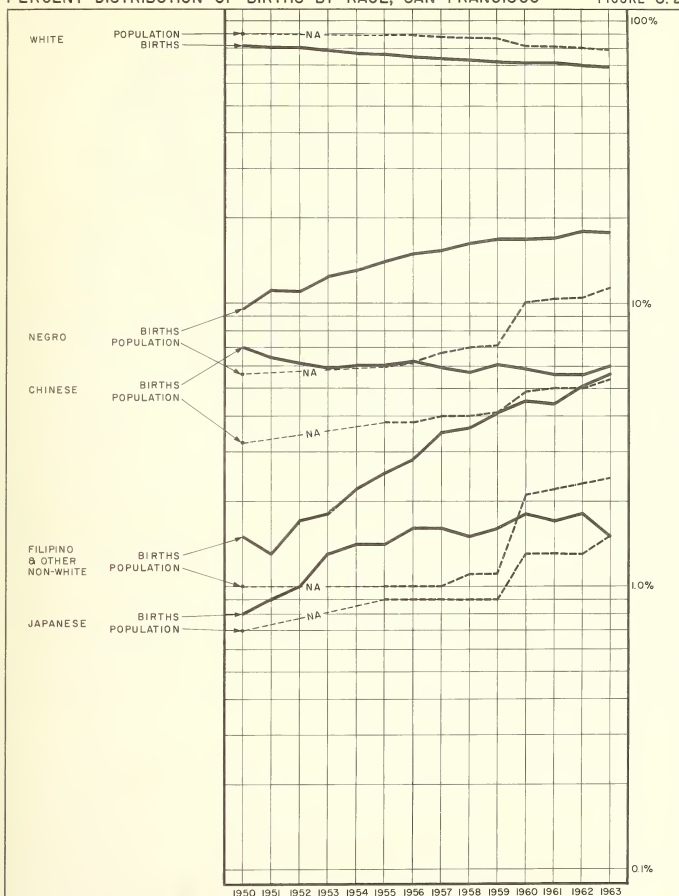
# DEATHS BY CAUSE, 1963

FIGURE 8.3



PERCENT DISTRIBUTION OF BIRTHS BY RACE, SAN FRANCISCO

FIGURE 8.2



NA - Not Available  
Source: San Francisco Department of Public Health

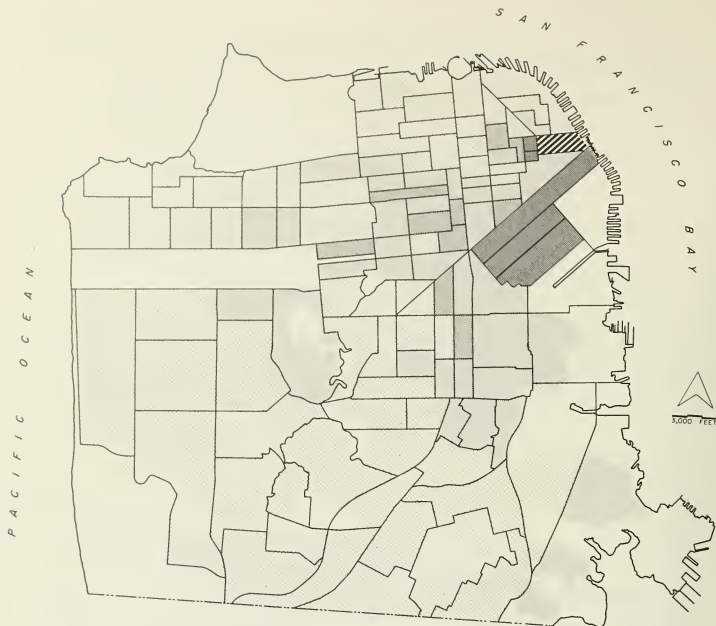
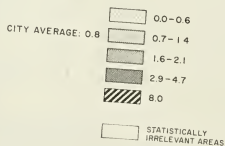


FIGURE 8.4  
NEW TUBERCULOSIS CASES PER THOUSAND PERSONS IN CENSUS TRACT, 1960



Source: San Francisco Department of Public Health

## 9. Welfare

One of the major tasks of government is to understand and respond to the needs of the deprived. Central cities like San Francisco usually contain large numbers of people who are in need of assistance because of personal handicaps or the inability to adapt to rapid social change. The per capita cost of welfare in San Francisco is, consequently, higher and has risen more rapidly than the statewide per capita cost, although, between 1955 and 1960, welfare costs in San Francisco did not increase as a percentage of total city expenditures. (See Figure 9.1)

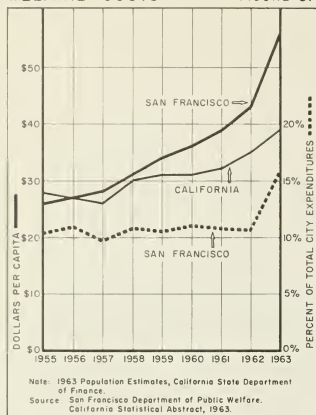
The addition of new programs in San Francisco and extended coverage on other programs between 1961 and 1964 has resulted in increases in both the number of recipients and the percentage of the city budget devoted to welfare. (See Figure 9.2) In 1953 there was an average of 21,217 cases per month receiving assistance in San Francisco, and in 1963, 26,329 cases. This increase was accounted for in part by the addition of two new programs--Aid to Needy Disabled, with an average of 2,353 cases per month in 1963, and Medical Assistance for the Aged, with 1,963 cases per month in 1963--, as well as a change in the eligibility requirements for Aid to Families with Dependent Children recipients, which accounted for an additional 494 cases between 1962 and 1963. (See Figure 9.3)

The two largest welfare programs in San Francisco are the Old Age Assistance Program, which handled an average of 12,347 cases a month in 1963, and Aid to Families with Dependent Children, which accounted for an average of 5,380 cases a month.

Social dependency is not based solely on economic deprivation but is usually the result of a combination of economic, physical and social handicaps. Therefore, it is often the minority groups and the aged who are the chief recipients of public assistance programs. As is shown by the census tract maps (Figures 9.4 and 9.5), the sections of the city with the highest percentage of recipients of the Aid to Families with Dependent Children program are the Western Addition, Hunters Point, and McLaren Park; and, as would be expected, the largest concentration of recipients of the Old Age Assistance Program is in the South of Market and the Downtown-Civic Center area.

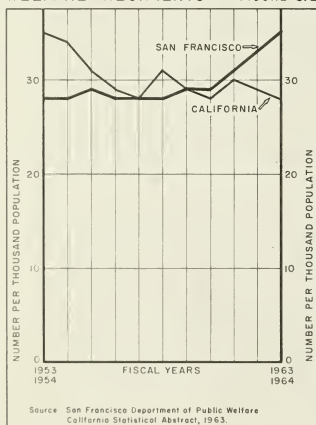
# WELFARE COSTS

FIGURE 9.1



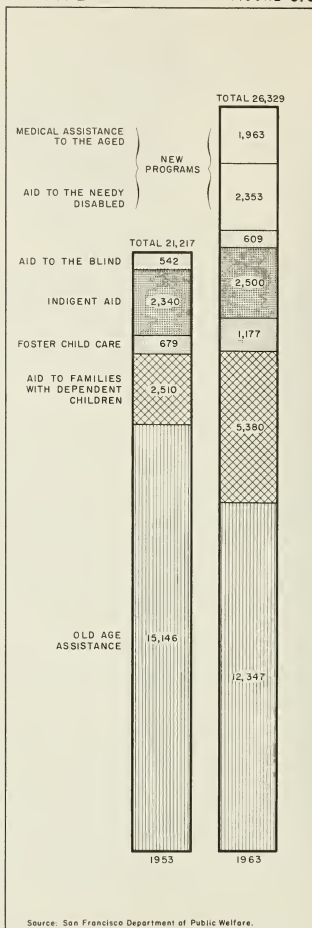
# WELFARE RECIPIENTS

FIGURE 9.2



# WELFARE RECIPIENTS BY TYPE

FIGURE 9.3



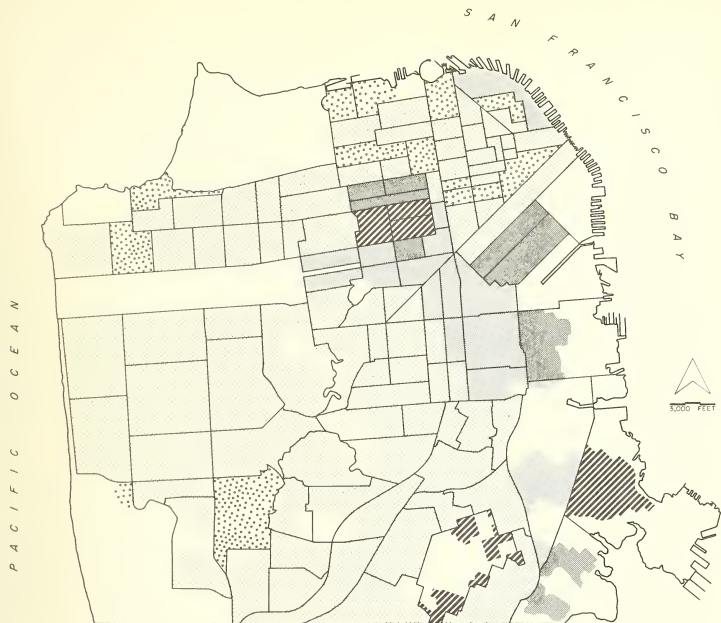
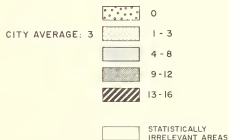


FIGURE 9.4

AID TO FAMILIES WITH DEPENDENT CHILDREN  
 RECIPIENTS PER HUNDRED FAMILIES IN CENSUS TRACT  
 (RECIPIENTS IN 1962 BASED ON FAMILIES IN 1960)



Source: San Francisco Department of Public Welfare  
 United Community Fund of San Francisco

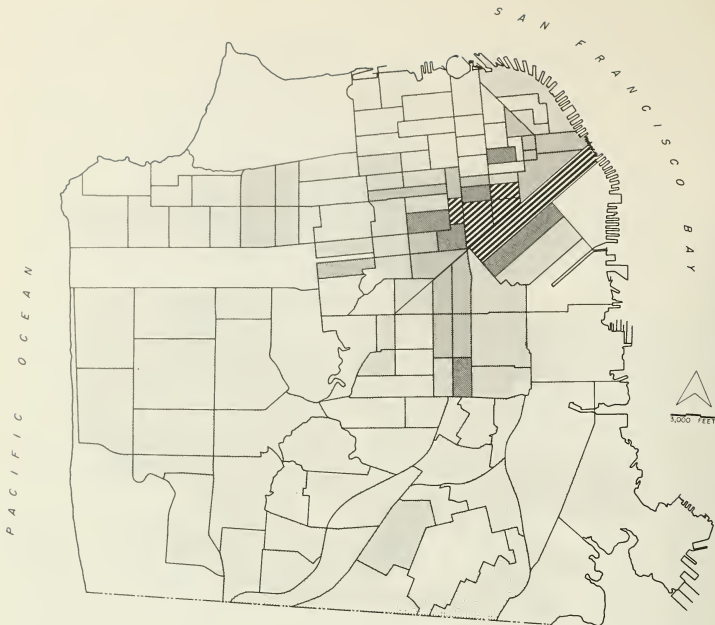
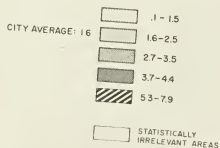


FIGURE 9.5

OLD AGE ASSISTANCE RECIPIENTS  
PER HUNDRED PERSONS IN CENSUS TRACT  
(RECIPIENTS IN 1962 BASED ON PERSONS IN 1960)



Source: San Francisco Department of Public Welfare  
United Community Fund of San Francisco

## 10. Crime

During the last two decades crime, particularly juvenile delinquency, has become an increasingly serious urban problem. Whereas strong family and neighborhood ties have in the past held in check many divergent elements within the community, the mobility of the 1940's and 1950's has diminished the effectiveness of both the family and the neighborhood in shaping social mores. In addition, racial segregation, unemployment, underemployment and poverty existing in concurrence with mass affluence have increased friction within the City.

Whereas adult arrests remained reasonably constant between 1957 and 1963, juvenile arrests increased steadily. (See Figure 10.1) Major crimes were also proportionally greater among juveniles than among adults (as shown in Figure 10.2). In 1960, five felonies were committed per thousand adults, whereas 17 felonies were recorded per thousand juveniles age 8 to 17. In the same year, felonies accounted for 7.9 percent of the total adult arrests and 36.2 percent of the total juvenile arrests. Children of the ages 15 and 16 were the main criminal offenders in 1960, with 7.6 percent aged 15 and 9.6 percent aged 16 arrested and charged. (See Figure 10.3)

Those areas of the City where the majority of adult crimes were committed were also those with an environment conducive to juvenile delinquency (as shown in Figures 10.4 and 10.5). These areas (as shown in previous sections of this report) are also characterized by poverty, unemployment and racial segregation.

ADULT AND JUVENILE ARRESTS 1953-1963, SAN FRANCISCO

FIGURE 10.1

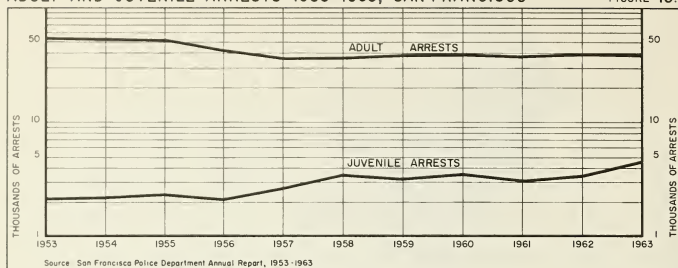
ADULT AND JUVENILE ARRESTS  
BY TYPE OF OFFENSE, 1963, SAN FRANCISCO

FIGURE 10.2

| TYPE OF OFFENSE              | TOTAL | ADULT OFFENDERS |              |          | JUVENILE OFFENDERS |              |          |
|------------------------------|-------|-----------------|--------------|----------|--------------------|--------------|----------|
|                              |       | Total           | Misdemeanors | Felonies | Total              | Misdemeanors | Felonies |
| HOMICIDE                     | 86    | 84              | 34           | 50       | 2                  |              | 2        |
| CRIMES AGAINST PROPERTY      | 4774  | 2885            | 1481         | 1404     | 1889               | 513          | 1376     |
| ASSAULT                      | 1324  | 1093            | 799          | 294      | 231                | 103          | 128      |
| SEX OFFENSES, INCLUDING RAPE | 484   | 453             | 244          | 209      | 31                 | 10           | 21       |
| FORGERY                      | 333   | 325             | 10           | 315      | 8                  | 1            | 7        |
| WEAPONS VIOLATIONS           | 440   | 366             | 333          | 33       | 74                 | 60           | 14       |
| FAMILY AND CHILD             | 449   | 449             | 422          | 27       | N.A.               | N.A.         | N.A.     |
| NARCOTICS                    | 594   | 590             | 248          | 342      | 4                  |              | 4        |
| DISORDERLY CONDUCT           | 3747  | 1816            | 1816         |          | 1931               | 1931         |          |
| MALICIOUS MISCHIEF           | 356   | 252             | 252          |          | 104                | 104          |          |
| DRUNKENNESS                  | 26295 | 26229           | 26229        |          | 66                 | 19           | 47       |
| TRAFFIC VIOLATIONS           | 2233  | 2207            | 2157         | 50       | 26                 | 24           | 2        |
| OTHER                        | 1629  | 1488            | 1193         | 295      | 141                | 107          | 34       |
| TOTAL                        | 42744 | 38237           | 35218        | 3019     | 4507               | 2872         | 1635     |

Source: San Francisco Police Department Annual Report, 1963

ARRESTS BY AGE GROUP  
PER THOUSAND PERSONS, 1960, SAN FRANCISCO

FIGURE 10.3

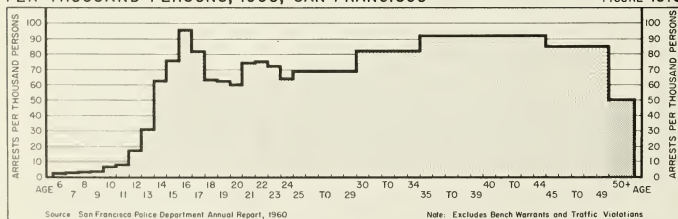




FIGURE 10.4

TOTAL OFFENSES PER THOUSAND POPULATION IN  
POLICE DISTRICT OF OCCURRENCE, 1960



Source: San Francisco Police Department Annual Report, 1960

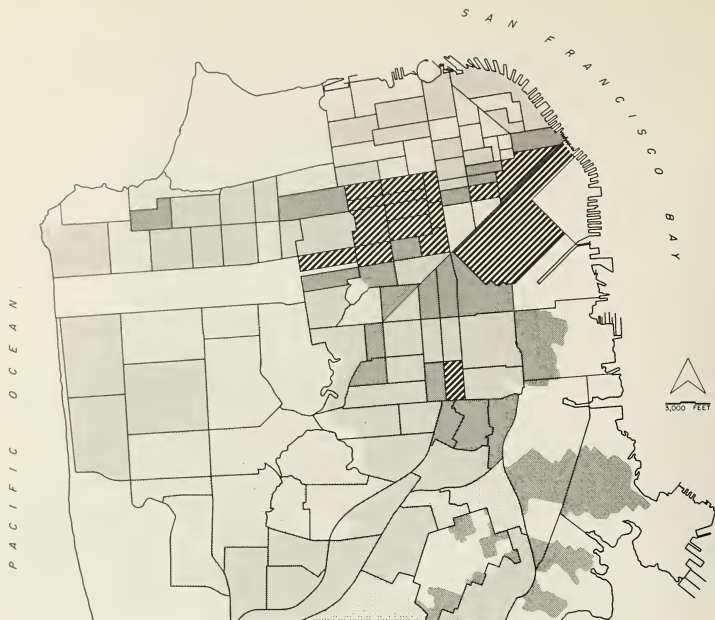
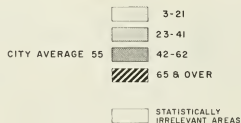


FIGURE 10.5

JUVENILE COURT CASES PER THOUSAND PERSONS EIGHT THRU EIGHTEEN YEARS OF AGE IN CENSUS TRACT, 1960



Source: San Francisco Police Department Annual Report, 1960

## 11. Residential Mobility

The population has probably been more mobile since the 1940's than in any other period in the Nation's history. As has been discussed in earlier sections the central city has been affected by the exodus of white middle-class families and the movement of non-whites, primarily Negroes, into the City from rural southern states and from urban areas in the northern and western parts of the United States.

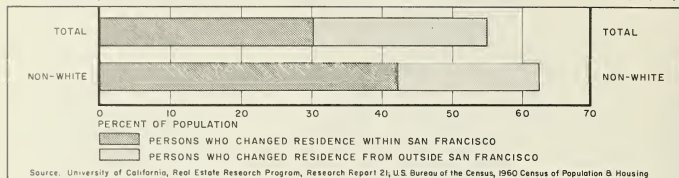
The changing racial composition of the population in San Francisco has also resulted in a great deal of movement within the City. Between 1955 and 1960 55.1 percent of the population changed residence, and, of this group, 31.4 percent changed residence within the City. (See Figure 11.1 and 11.2) As some whites moved out of the City, others moved from older to newer, less densely occupied sections; many Orientals moved into once exclusively white sections of the City, while Negroes moved into those areas recently vacated by whites and Orientals. (See Figure 11.3)

The sections of the City which gained the largest number of new residents between 1955 and 1960 fell into three categories: areas which were essentially undeveloped in the early 1950's, such as Lake Merced and Twin Peaks-Sunset Heights; neighborhoods like Hunters Point which had a tremendous shift in racial composition; and those sections of the City which have housed the less affluent transients and the elderly, notably the South of Market and Downtown-Civic Center areas.

Between 1955 and 1960, as shown by the census tract map (Figures 11.4 and 11.5), higher percentages of white and non-white immigrants to San Francisco came to the City from northern and western states than from southern states.

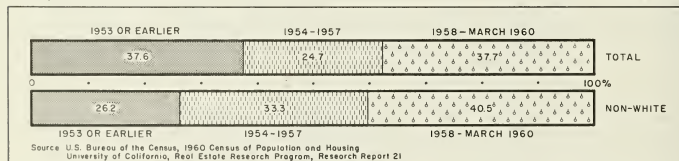
PERSONS WHO CHANGED RESIDENCE  
1955-1960, SAN FRANCISCO

FIGURE 11.1



HOUSEHOLDS BY YEAR MOVED INTO CURRENT RESIDENCE  
1960, SAN FRANCISCO

FIGURE 11.2



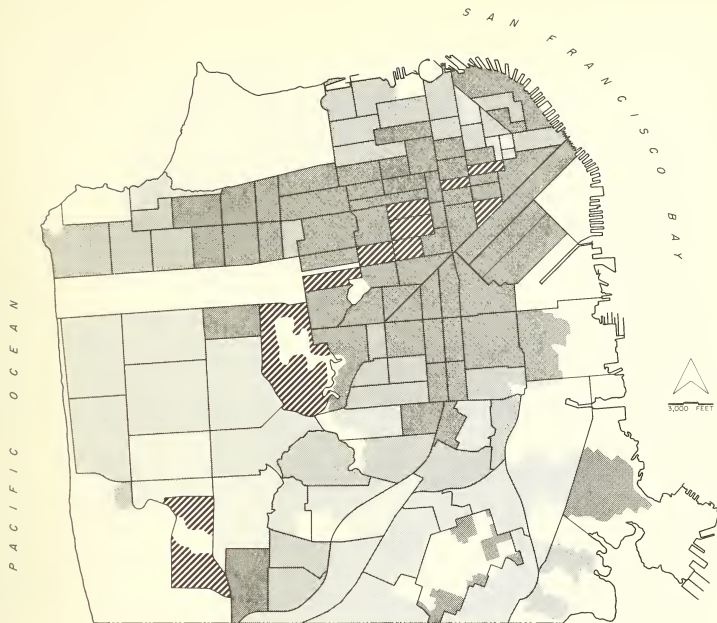
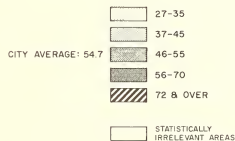


FIGURE 11.3

PERSONS WHO CHANGED RESIDENCE 1955-1960 PER HUNDRED PERSONS  
IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

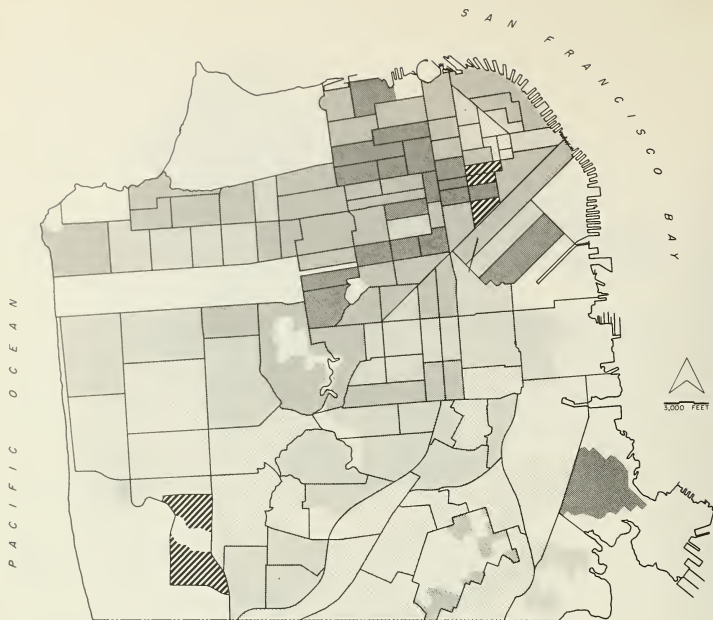
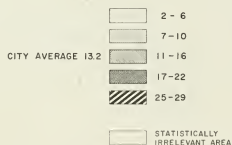


FIGURE II.4

PERSONS MOVING TO SAN FRANCISCO FROM OUTSIDE SAN FRANCISCO BAY AREA 1955-1960 PER ONE HUNDRED IN CENSUS TRACT, 1960

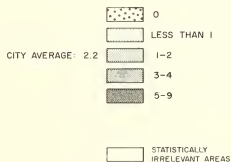


Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



FIGURE II.5

PERSONS MOVING TO SAN FRANCISCO FROM THE SOUTH 1955-1960  
PER HUNDRED PERSONS IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



## 12. Employment Status

Most people have shared in the employment growth of the last decade; nevertheless, many others are either unemployed, in part-time employment, or have become discouraged and left the labor force. Although central cities generally have a higher labor force participation rate than less urbanized areas, this is due primarily to the smaller number of children in the population and the higher percent of women in the labor force. It does not necessarily imply full employment of the adult population.

In comparison with the San Francisco Bay Area, San Francisco has, in fact, a slightly smaller percentage of its adult male population in the labor force, and a slightly higher unemployment rate, both of which may be partly attributable to a larger percentage of older adults. On the other hand, San Francisco has a larger percentage of its female population employed, a smaller proportion in part-time employment and fewer unemployed, but whether or not this represents all of those that desire work or are in need of work cannot be readily determined. (See Figure 12.1)

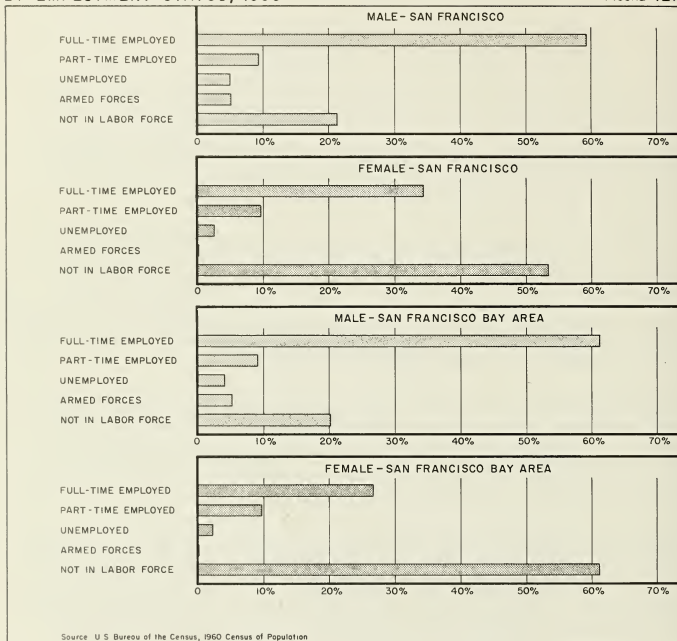
The non-white, the old and the young are those groups most affected by unemployment and underemployment. For both the white and non-white population, employment participation is highest between the ages of 35 and 39; still 4.6 percent of the total population between these ages and 6.0 percent of the corresponding non-white population are unemployed. After age 40 unemployment rises; the number of males in part-time employment and the number of persons not in the labor force increases.

Thus, the older worker, confronted with new technology and a better educated younger labor force, is often forced out of a job at an age when it is most difficult to find new employment or move and adapt himself to a new way of life. On the other hand, many younger workers are caught by the problems of needing work to remain in school or not being able to find employment because they have dropped out of school. In 1960 6.0 percent of the total population between age 20 and 24, and 10.8 percent of the non-white population were unemployed. (See Figure 12.2)

As shown by the census tract maps (Figures 12.3 and 12.4) the highest concentrations of both female and male unemployment are in the South of Market, Inner Mission, and Western Addition.

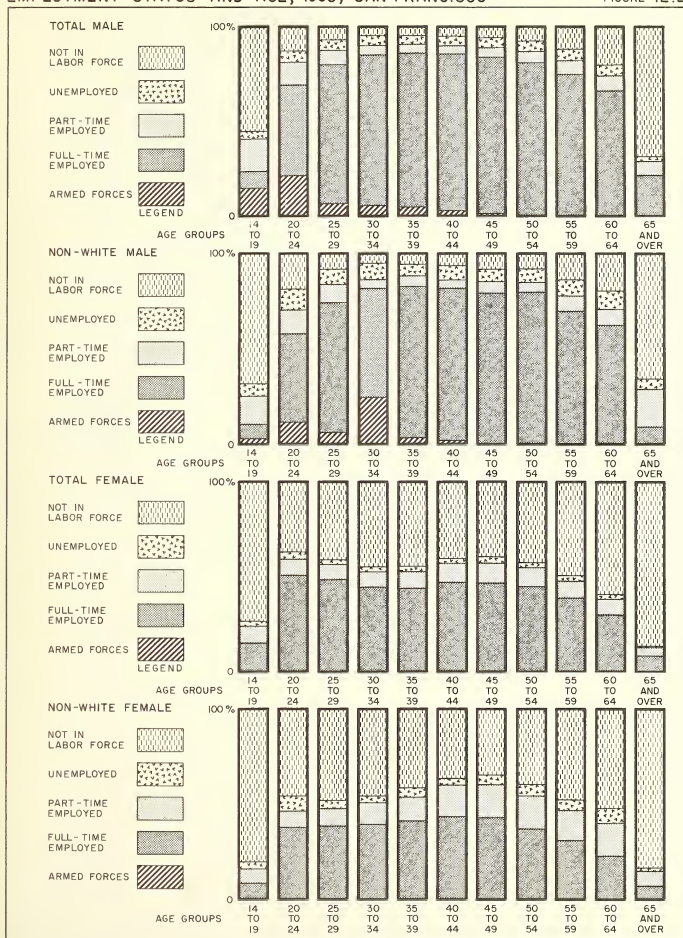
PERCENT DISTRIBUTION OF POPULATION OVER AGE FOURTEEN  
BY EMPLOYMENT STATUS, 1960

FIGURE 12.1



PERCENT DISTRIBUTION OF POPULATION BY  
EMPLOYMENT STATUS AND AGE, 1960, SAN FRANCISCO

FIGURE 12.2



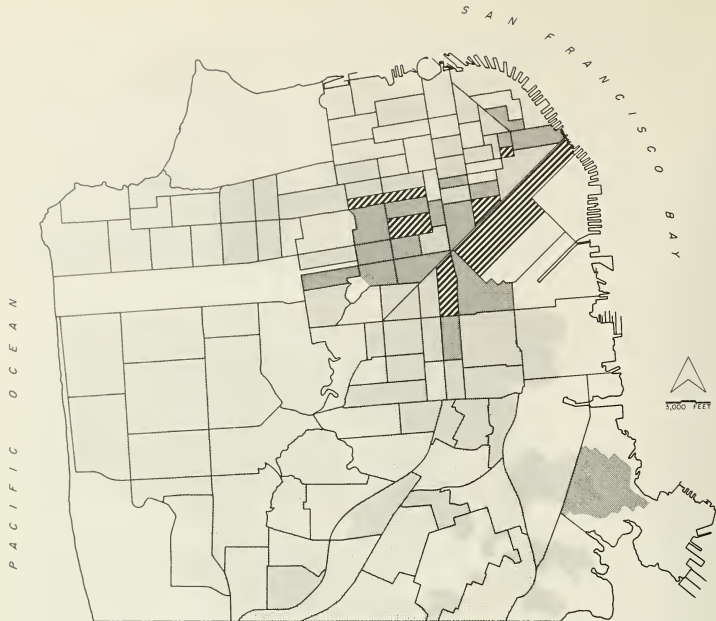
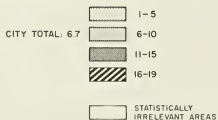


FIGURE 12.3

UNEMPLOYED MALES PER HUNDRED CIVILIAN LABOR FORCE  
IN CENSUS TRACT, 1960

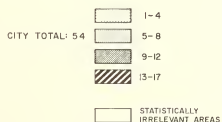


Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



FIGURE 12.4

UNEMPLOYED FEMALES PER HUNDRED CIVILIAN LABOR FORCE  
IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



## 13. Occupation

The change in occupational employment during the decade reflected a shift in demand for labor with more education and greater skills. Consequently, the fastest growing occupations in San Francisco between 1950 and 1960 were professional and technical workers, and clerical workers. However, because of a more rapid increase in services than in manufacturing industries San Francisco also experienced an increase in semi-skilled service jobs, whereas manual labor jobs, including craftsmen and foremen, declined.

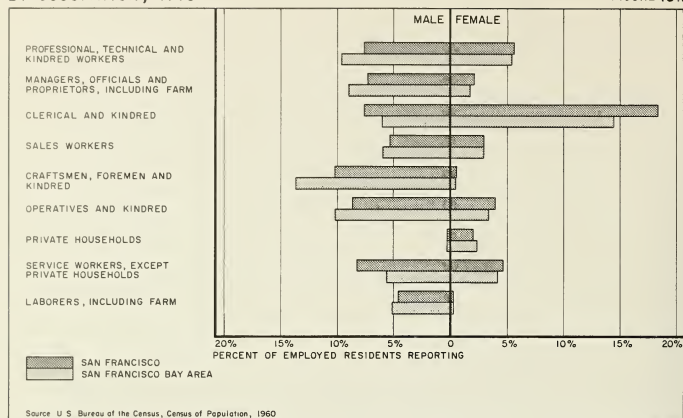
Although the trends were similar for San Francisco and the San Francisco Bay Area, manufacturing played a more important role in the Bay Area than in San Francisco; consequently, although laborers declined, craftsmen and foremen, and operatives increased in the Bay Area in proportion to the increase in the labor force. (See Figure 13.1)

There was a substantial difference in 1960 between the occupational distributions of white and non-white workers (as shown in Figure 13.2). Among male workers in San Francisco, craftsmen and foremen were the most numerous, accounting for 17.1 percent of all workers, followed by operatives (14.8 percent), service workers (13.8 percent), and professionals (12.8 percent); in the non-white category, however, service occupations account for 27.3 percent of all male employment, followed by operatives (15.6 percent), laborers (13.7 percent), and craftsmen (10.5 percent).

Among female workers clerical jobs accounted for 45.6 percent of the total employment, followed by professional and technical (13.9 percent), and service workers (11.5 percent); however, among non-white females in San Francisco, clerical workers accounted for only 27.6 percent, service workers for 23.3 percent and operatives 17.2 percent.

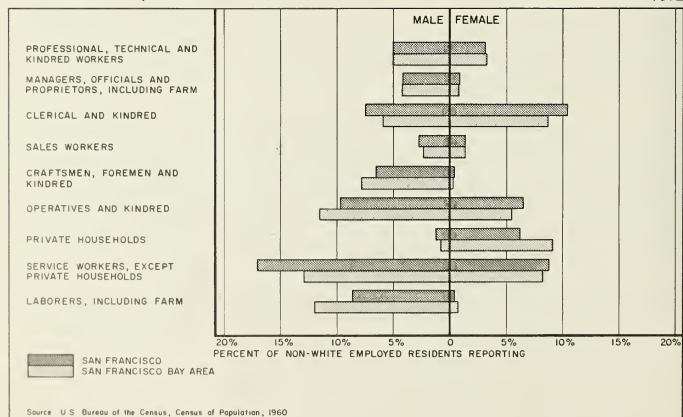
PERCENT DISTRIBUTION OF EMPLOYED RESIDENTS  
BY OCCUPATION, 1960

FIGURE 13.1



PERCENT DISTRIBUTION OF NON-WHITE EMPLOYED RESIDENTS  
BY OCCUPATION, 1960

FIGURE 13.2



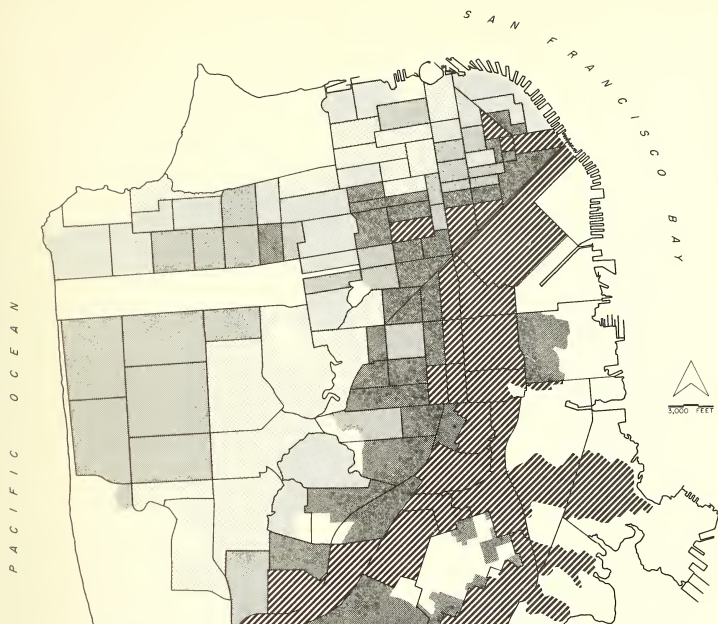
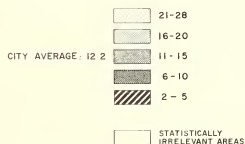


FIGURE 13.3

PROFESSIONAL AND TECHNICAL WORKERS PER HUNDRED WORKERS  
IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, Census of Population and Housing, 1960



## 14. Commuting Patterns

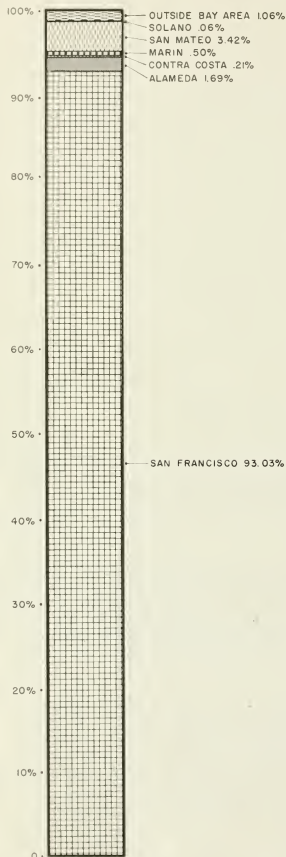
One of the attractions of city living is proximity to work; for many people this is not only a convenience but an economic necessity. Although 93.0 percent of San Francisco residents find employment within the City, some travel as far as Solano County, Contra Costa, and even outside the Bay Area to work.

San Francisco residents make up 72.4 percent of the total employment in San Francisco. The remainder is made up primarily of commuters from San Mateo, Alameda, and Marin Counties. The type of jobs held by the in-commuters is not easily determined, although with the decrease in manufacturing employment within the City, it is quite possible that San Francisco may have an overabundance of manual laborers and be seeking outside the City for professional, technical and clerical workers.

As can be seen on the census tract map (Figure 14.3), the highest concentrations of San Francisco residents employed outside the City are in the Western Addition, South of Market, Inner Mission, Hunters Point, McClaren Park, Lake Merced, and the Outer Mission. Many of these areas also have a high Negro population (as shown in Section I-3), which may imply that although work is available for Negroes outside the City, the segregated nature of many of these communities makes it impossible for most Negroes to live in the suburban areas where they work.

EMPLOYED SAN FRANCISCO  
RESIDENTS BY PLACE  
OF WORK, 1960

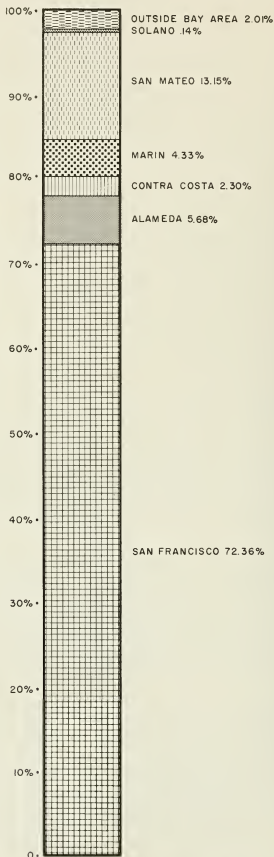
FIGURE 14.1



Source: U.S. Bureau of the Census, 1960 Census of Population. Compiled by the Bay Area Rapid Transit District and adjusted to include persons not reporting place of work.

TOTAL EMPLOYED IN  
SAN FRANCISCO BY PLACE  
OF RESIDENCE, 1960

FIGURE 14.2



Source: U.S. Bureau of the Census, 1960 Census of Population. Compiled by the Bay Area Rapid Transit District and adjusted to include persons not reporting place of work.

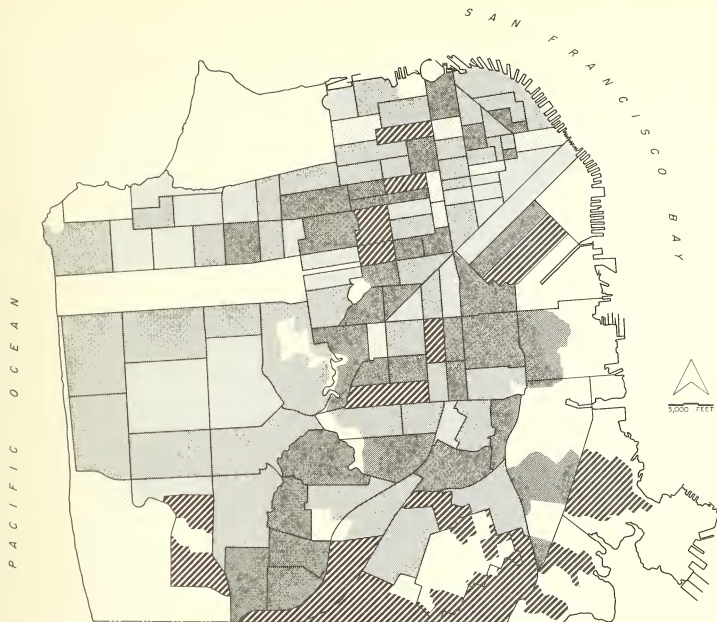


FIGURE 14.3

EMPLOYED SAN FRANCISCO RESIDENTS WORKING OUTSIDE SAN FRANCISCO  
PER HUNDRED EMPLOYED RESIDENTS IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



## 15. Employment Trends

San Francisco's economic base is changing. Between 1958 and 1962, total employment in the City and County of San Francisco increased by approximately 20,000 persons. While manufacturing employment remained constant, finance, insurance and real estate activity added 10,000 employees during this period, a growth of almost 25 percent for this category of employment. Services, which increased by 6,000 persons, and trade, which grew by 4,700, accounted for almost all of the remaining increase.

Finance, insurance and real estate, service, and other non-manufacturing activities, play a more important role in San Francisco's economy than in the State or National economies. Two of every three private sector jobs in San Francisco are in trade, finance, insurance and real estate, or service activities, whereas in California as a whole, one of every two jobs is in this category, and nationally just under one of every two jobs is in this category.

These employment figures themselves do not reveal the extent of the changes taking place. Within the trade sector, for example, wholesaling activity is growing rapidly in San Francisco, and retailing activity is declining. The number of wholesale establishments operating in San Francisco more than doubled between 1953 and 1962, a rate of increase well above that for the State as a whole. Employment in wholesaling activities increased by 21,870 persons between 1953 and 1962. Employment in retailing activities, on the other hand, declined from 82,839 to 51,506 over the same period. The number of retail establishments in San Francisco decreased by 36.6 percent, while the number of such establishments in the State remained about constant.

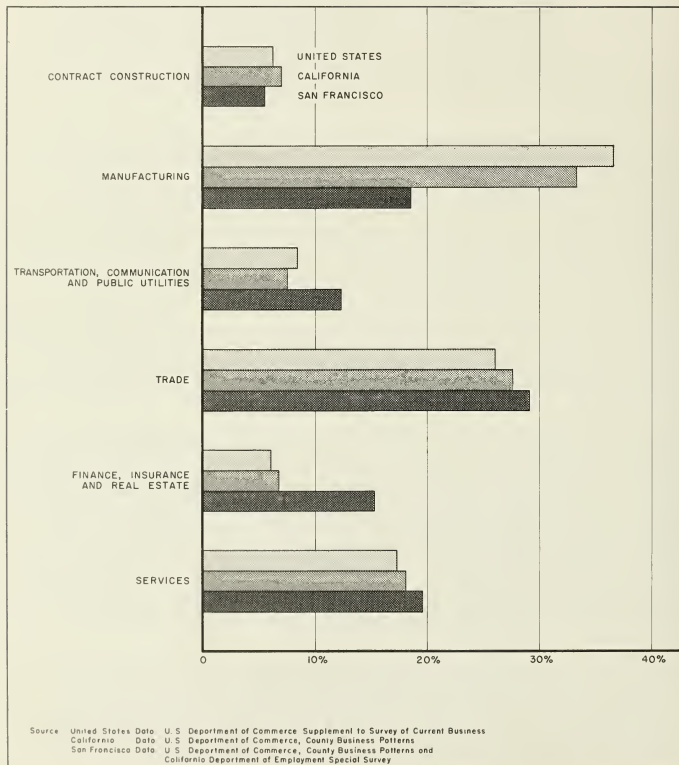
Within manufacturing, some significant changes have been taking place as well. Paper and allied products, printing, publishing and allied industries, and stone, clay and glass products have experienced fairly large relative increases in employment, while the other manufacturing sectors declined or grew but slightly.

While total employment in the City has increased, between 1953 and 1963 the number of business establishments operating in the City and County of San Francisco declined from 23,384 to 21,337, a net loss of over 2,000 establishments. The decline in number of establishments operating in San Francisco was especially large between the years 1953 and 1958; since the latter year, there has been a slight increase in the number of establishments. Since employment has been increasing throughout this period, it is not surprising that the number of workers per establishment, or, in short, the average size of establishments, has been increasing. Indeed, this increase in average employment per establishment has offset the decline in total employment which would otherwise have occurred as a result of the reduction in number of establishments reported operating in the City.

Within the City itself, some important changes have been occurring in the distributing of employment. Between 1959 and 1963, losses in employment occurred in five of the eleven census areas and gains were made in the remaining six. The most significant gains occurred in the services sector with census areas A and K--that is, east of Van Ness and south of Market Streets, respectively, exhibiting the most significant gains.

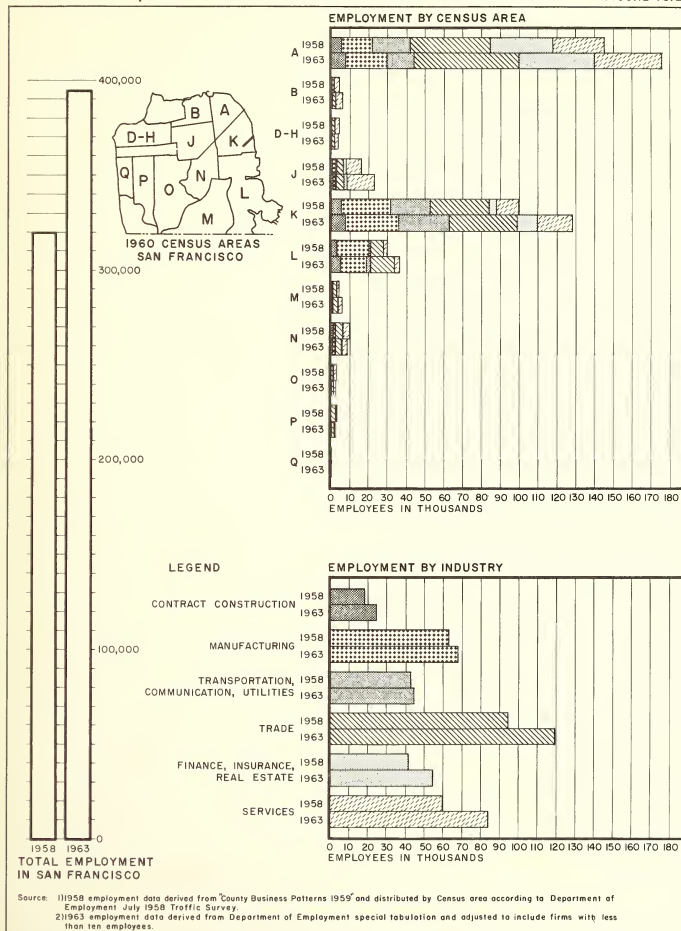
DISTRIBUTION OF EMPLOYMENT 1962

FIGURE 15.1



ESTIMATED TOTAL EMPLOYMENT BY INDUSTRY AND CENSUS AREA  
SAN FRANCISCO, FIRST QUARTER 1958 AND THIRD QUARTER 1963

FIGURE 15.2





## II. THE PHYSICAL CITY

### 1. Land and Land Use

San Francisco's varied topography (Figure 1.1) set the original land use pattern in the City--residences on the hills and industry on the low flat land, accessible to the waterfront.

Between the 1947-48 and 1961-64 land use survey, vacant land in San Francisco decreased by 48.8 percent. (See Figure 1.2) Consequently, the total utilized land increased from 80.1 percent to 90.0 percent of the total net area of the City. Land for residence, however, decreased from 46.2 percent to 44.4 percent of the total utilized land, while public land increased from 30.3 percent to 47.2 percent, commerce from 6.9 percent to 7.3 percent, and industry from 7.0 percent to 7.2 percent. (See Figure 1.3, 1.4, 1.5 and 1.6) It is clear that there has been a transfer of land not only from residential use to governmental, but also to commercial and industrial.

The competition for land by various sectors of the economy will become more acute as vacant land becomes less available. For example, those areas of the City where mixed land use is most characteristic, currently have the highest net residential density (number of residents per net residential acre), in particular Downtown-Civic Center, Chinatown, and South of Market. (See Figure 1.7)



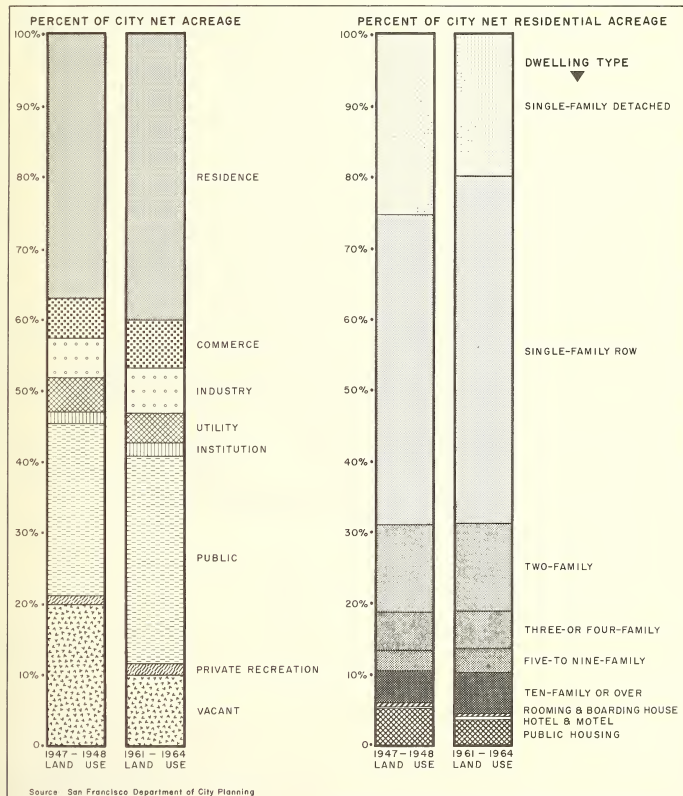
## TOPOGRAPHIC MAP OF SAN FRANCISCO

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING · 1960

Scale 1:12,500

# PERCENT DISTRIBUTION OF LAND BY VARIOUS USES IN SAN FRANCISCO

FIGURE 1.2





## LAND USED FOR RESIDENCE

SOURCE 1961 - 64 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING 1964

DATE 10-11-64

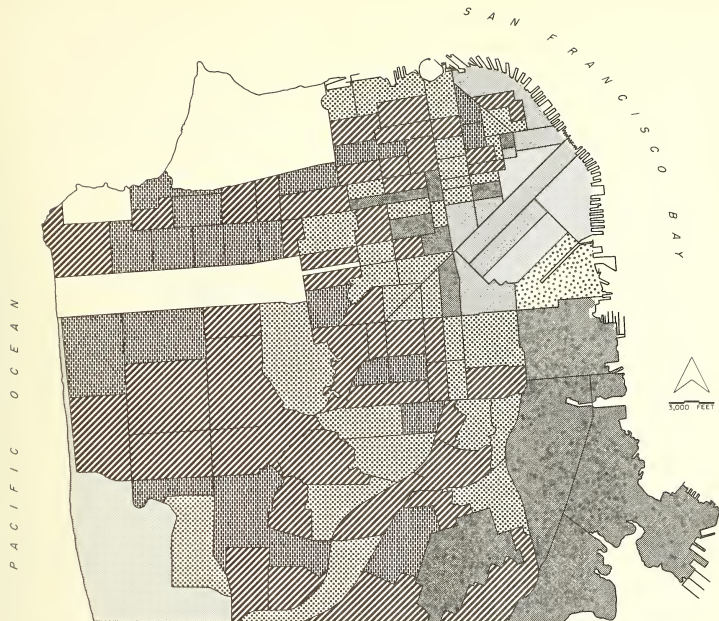
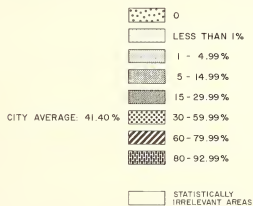


FIGURE 1.3

LAND USED FOR RESIDENCE AS A PERCENT OF CENSUS TRACT NET AREA \*



\* Tidelands Excluded from Census Tract Net Area  
Source: San Francisco Department of City Planning, 1961-1964 Land Use Survey



## LAND USED FOR COMMERCE

SOURCE: 1961-64 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING - 1964

1000-1000

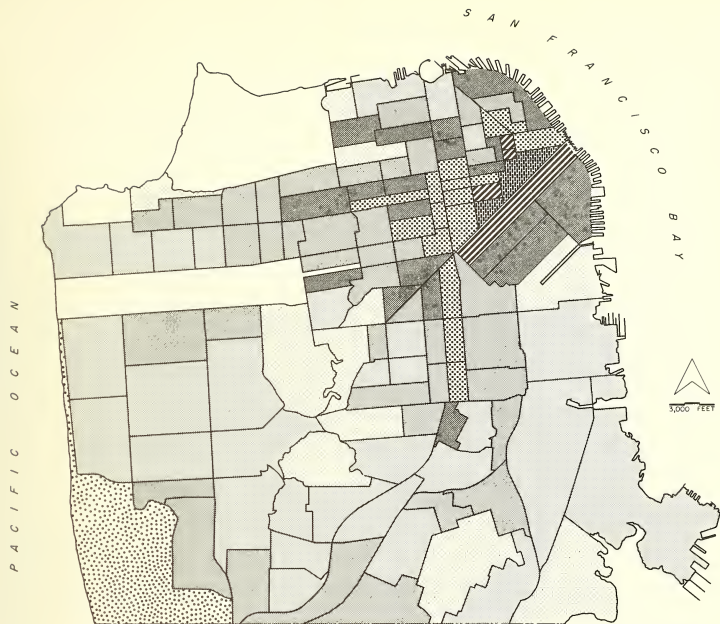
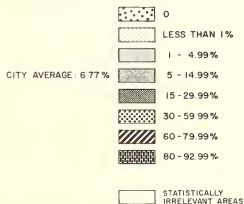


FIGURE 1.4

LAND USED FOR COMMERCE AS A PERCENT OF CENSUS TRACT NET AREA\*



\* Tidelands Excluded from Census Tract Net Area  
Source: San Francisco Department of City Planning, 1961-1964 Land Use Survey



## LAND USED FOR INDUSTRY

SOURCE 1961-64 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING - 1964

PAGE 02 OF 04

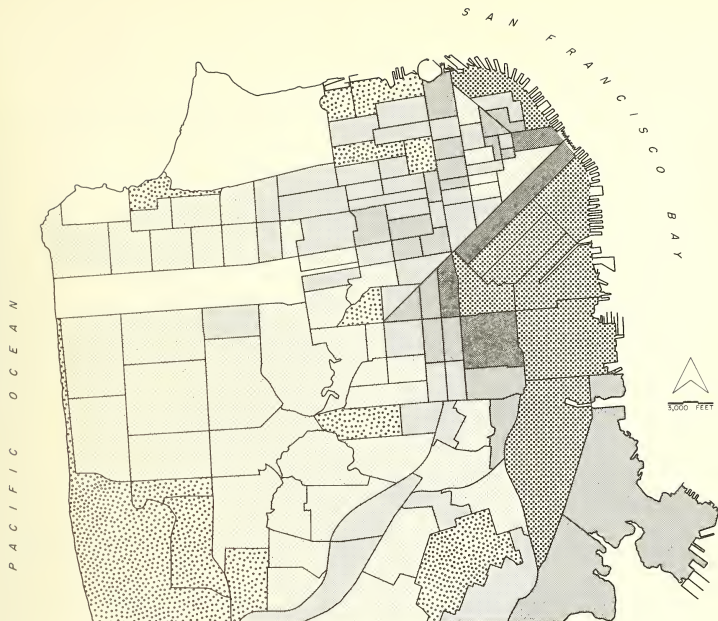
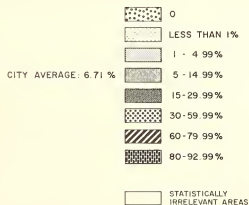


FIGURE 1.5

LAND USED FOR INDUSTRY AS A PERCENT OF CENSUS TRACT NET AREA\*



\*Tidelands Excluded from Census Tract Net Area  
Source: San Francisco Department of City Planning, 1961-1964 Land Use Survey



## VACANT LAND

(EXCLUDING REDEVELOPMENT AREAS, TIDELANDS AND BEACHES)  
SOURCE 1961 - 64 LAND USE SURVEY

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING - 1964

PL 17-1-64

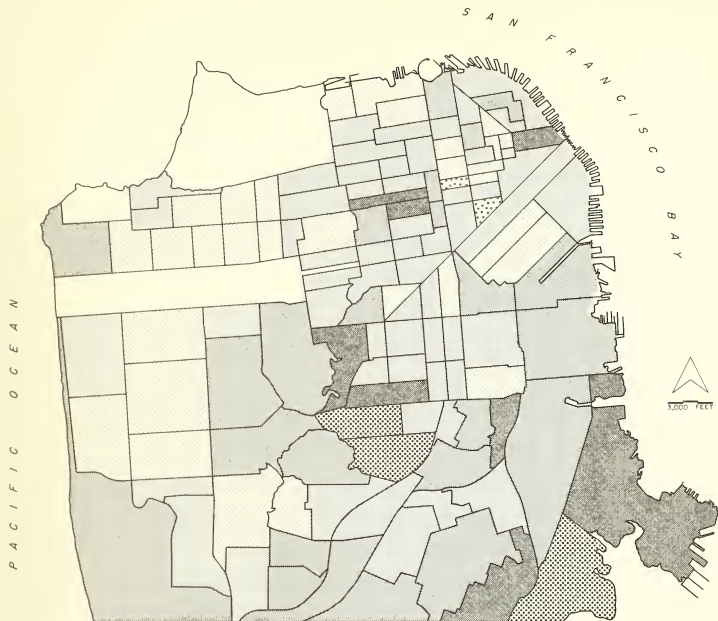
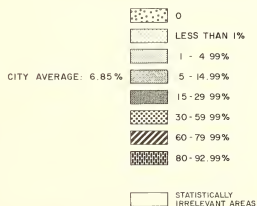


FIGURE 1.6

VACANT LAND AS A PERCENT OF CENSUS TRACT NET AREA\*  
(INCLUDING VACANT REDEVELOPMENT AREAS AND BEACHES)



\*Tidelands Excluded from Census Tract Net Area

Source: San Francisco Department of City Planning, 1961-1964 Land Use Survey



## 2. Housing Total Stock, Components and Change

The building boom of the 1950's was more apparent in suburban areas than in the central cities. However, many of the older central cities, despite the decrease in population, increased their total housing stock during the decade.

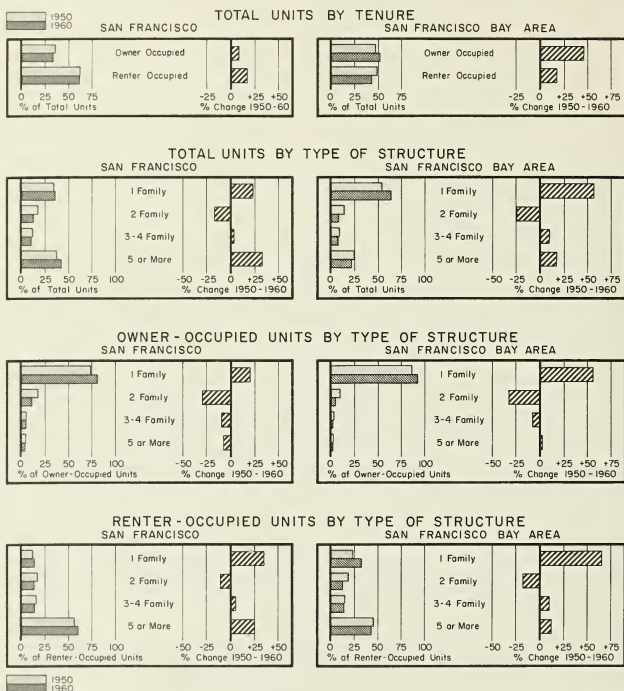
Between 1950 and 1960 total units in San Francisco increased by 17 percent. Multi-family (5 or more units) and single family structures accounted for the major growth, increasing respectively by 32.2 percent and 22.8 percent. Thus, in 1960, 42.1 percent of the total units in San Francisco were in multi-family buildings and 35.5 percent were single family houses. On the other hand, in the San Francisco Bay Area, total units increased by 32 percent and single family units by 56.4 percent, making up 63.3 percent of the total units. (See Figures 2.1)

The change in the size of units in San Francisco reflected the large increase in unrelated individuals. Between 1950 and 1960, single room units in San Francisco increased from 3.4 percent to 13.1 percent of the total units, while large units, particularly those with six or more rooms, decreased. (See Figure 2.2)

Between 1960 and 1961, the major construction activity occurred primarily in the less densely occupied areas of the City; major demolition took place in the Western Addition; and a large number of conversions occurred in the area adjacent to the Western Addition demolition site, Old San Francisco, and Inner Mission. The pressure on these areas was primarily the result of racial and economic restriction, prohibiting many people from moving into less densely occupied areas of the City. (See Figures 2.3 and 2.4)

DISTRIBUTION OF HOUSING UNITS BY TENURE AND TYPE OF STRUCTURE, 1950 & 1960, SAN FRANCISCO & S.F. BAY AREA

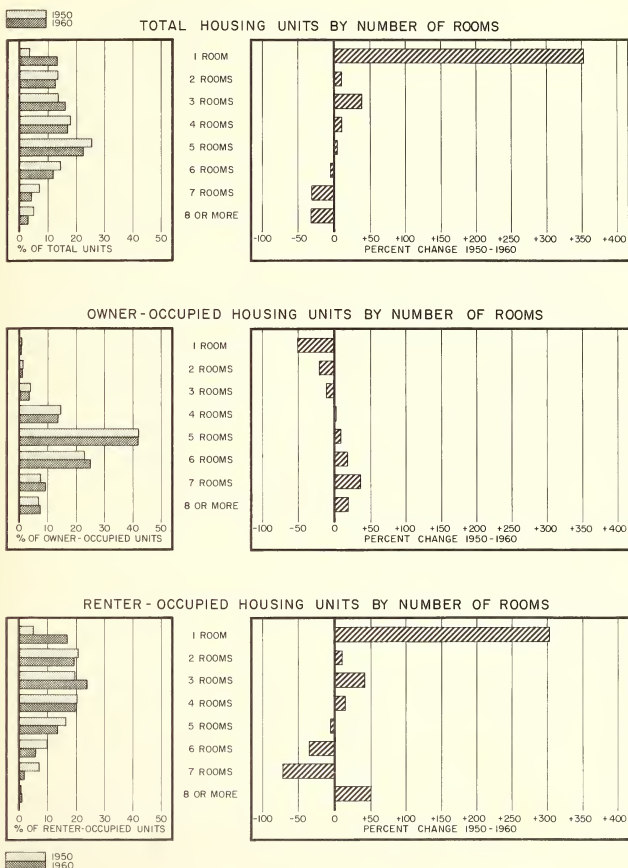
FIGURE 2.1



Source: U.S. Bureau of the Census, 1950 and 1960 Census of Housing

DISTRIBUTION OF HOUSING UNITS BY  
NUMBER OF ROOMS, 1950 AND 1960, SAN FRANCISCO

FIGURE 2.2



Source U S Bureau of the Census, 1950 and 1960 Census of Housing

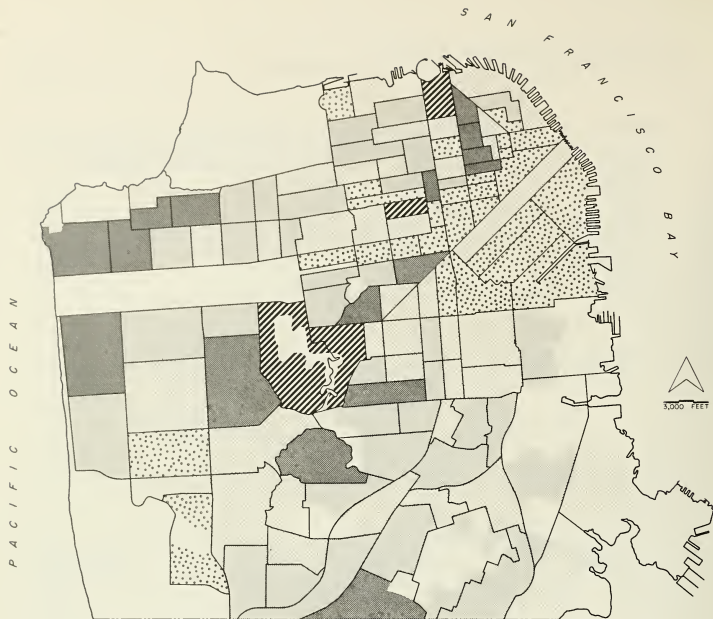
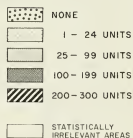


FIGURE 2.3

NEW HOUSING UNITS UNDER CONSTRUCTION  
APRIL 1960 TO SEPTEMBER 1961, BY CENSUS TRACT



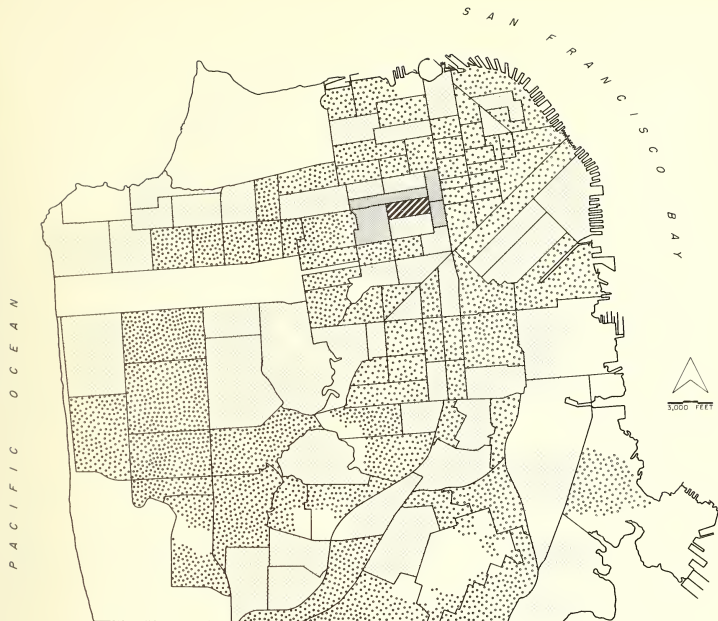
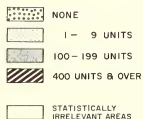


FIGURE 2.4  
RESIDENTIAL DEMOLITIONS  
APRIL 1960 TO SEPTEMBER 1961, BY CENSUS TRACT



Source: San Francisco Central Permit Bureau, Prepared for San Francisco Planning and Urban Renewal Association, May 1962

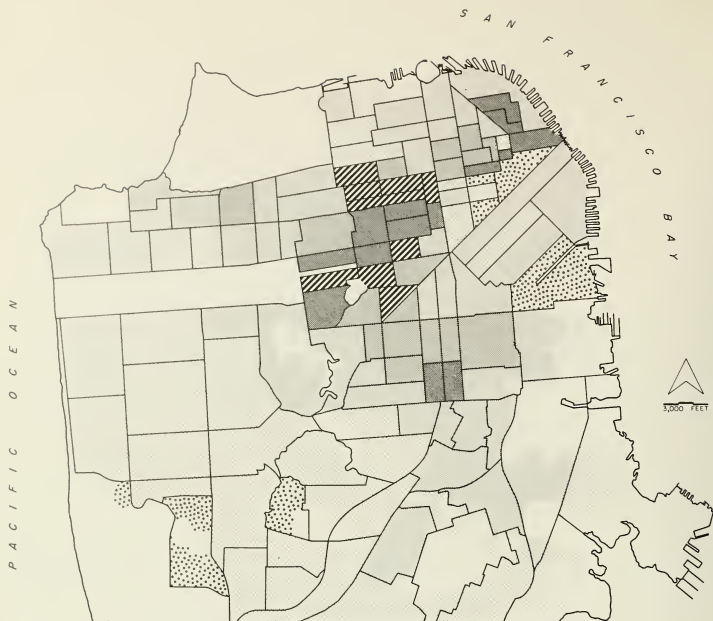
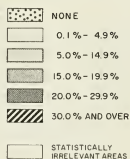


FIGURE 2.5

### RESIDENTIAL CONVERSIONS

PERCENTAGE DISTRIBUTION OF RESIDENTIAL STRUCTURES THROUGH THE ADDITION OF AN INCREASED NUMBER OF HOUSING UNITS PER STRUCTURE



Source: San Francisco Department of Public Works, Bureau of Building Inspection, Urban Renewal Division, 1959 Field Survey, Prepared for San Francisco Planning and Urban Renewal Association, May 1962

### 3. Housing Age and Condition

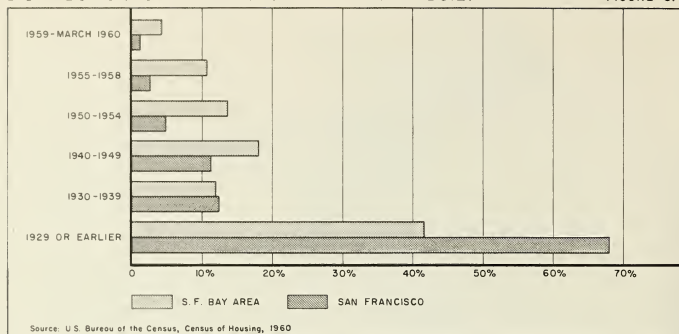
As cities grow, the original housing stock is often converted (turned into a different use, usually through the subdivision of existing units) to serve the needs of a changing and increasing population. Often such conversions lead to overcrowding and other conditions which accelerate deterioration. In 1960, 4.7 percent of San Francisco's housing units were in structures which were either in a serious state of disrepair or were dilapidated, and an additional 12.8 percent were either without some or all plumbing or were deteriorating. (See Figures 3.1 and 3.2)

In 1960, 68 percent of the housing units in San Francisco were also over 30 years old. Although age sometimes compounds problems of deterioration, there appears from examining the attached census tract maps on age and condition (Figures 3.3, 3.4 and 3.5) to be no real correlation between these two factors.

The areas of the City which had the highest incidence of deterioration in 1960 (as shown in Figure 3.5) were also those sections of the City which had the largest number of people per acre, as well as the greatest turnover of people.

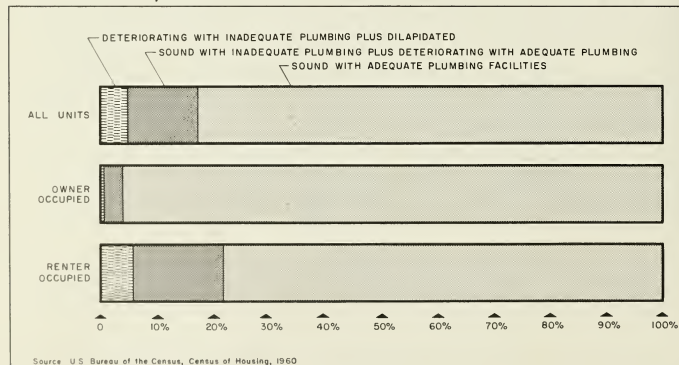
DISTRIBUTION OF HOUSING UNITS BY YEAR BUILT

FIGURE 3.1



DISTRIBUTION OF HOUSING UNITS BY CONDITION CLASS  
SAN FRANCISCO, 1960

FIGURE 3.2



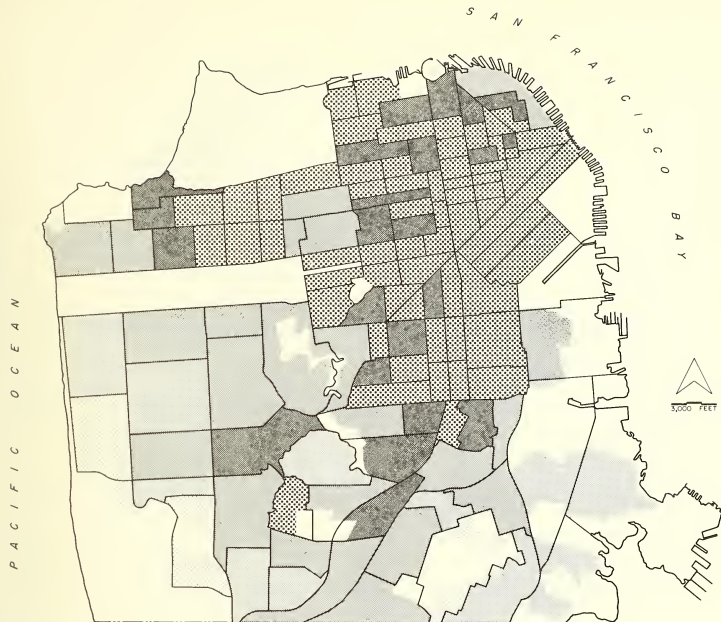
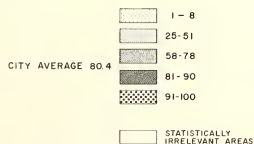


FIGURE 3.3

UNITS IN STRUCTURES BUILT PRIOR TO 1939 PER  
HUNDRED UNITS IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

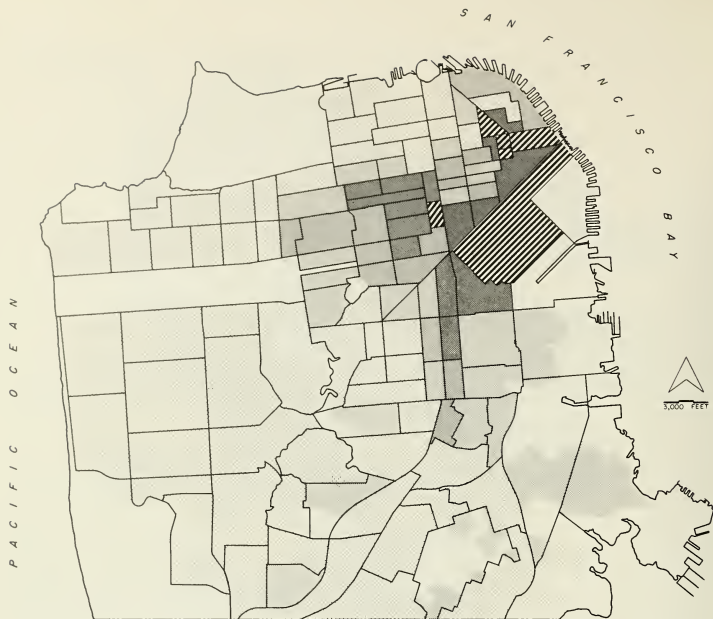
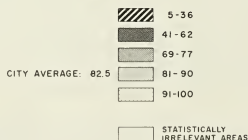


FIGURE 3.4

SOUND UNITS WITH ALL PLUMBING FACILITIES PER  
HUNDRED UNITS IN CENSUS TRACT, 1960



Source: US Bureau of the Census, 1960 Census of Population and Housing

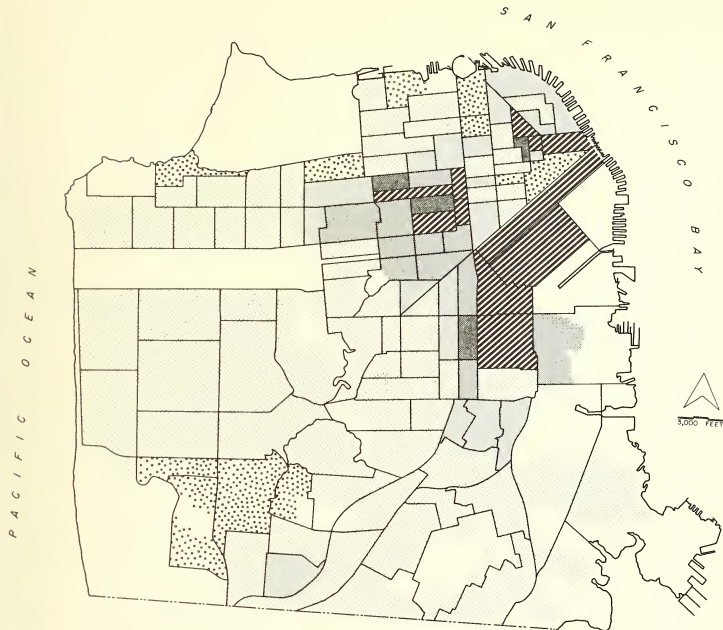
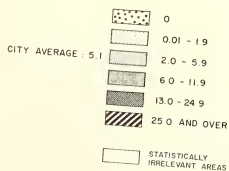


FIGURE 3.5

STRUCTURES DETERIORATING AND WITHOUT ADEQUATE PLUMBING PLUS  
DILAPIDATED STRUCTURES PER 100 STRUCTURES IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing



## 4. Housing Occupancy, Tenure and Overcrowding

There were two major changes in the occupancy pattern between 1950 and 1960. First, as the result of new construction, there was an increase in vacant units, which relieved the extremely tight housing market, characteristic of the post World War II period. Second, there was an increase in home ownership which came as the result of greater affluence and the development of the suburbs. (See Figure 4.1)

The distribution of housing units by tenure was, however, substantially different in the City than in the outlying areas. Between 1950 and 1960 owner-occupied units increased from 46.7 percent to 51.4 percent of the total units in the Bay Area, but decreased in San Francisco from 35.6 percent to 32.9 percent. There was also a smaller percentage of non-white owner-occupants than whites, due both to the lack of affluence and residential segregation. (See Figure 4.2)

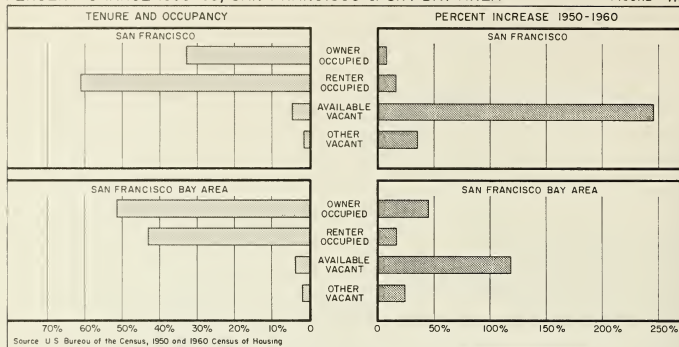
Overcrowding (1.01 or more persons per room) is also more prevalent among non-whites than whites. In 1960, 2.5 percent of the white households and 19 percent of the non-white households in San Francisco were overcrowded (as shown in Figure 4.3).

As shown by the census tract map (Figure 4.4) the vacancy rate was highest in those areas of the City which have the highest number of transients and are physically the least desirable.

One might expect crowding to be more characteristic of renter than owner-occupied units, but as can be seen in comparing Figures 4.5 and 4.6, there is no real correlation between crowding and tenure. Instead, crowding is most prevalent in those areas of the City which have both a high percentage of non-whites and a high percentage of children.

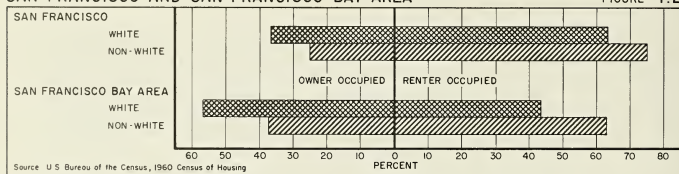
DISTRIBUTION OF HOUSING UNITS BY TENURE AND OCCUPANCY, 1960,  
PERCENT CHANGE 1950-60, SAN FRANCISCO & S.F. BAY AREA

FIGURE 4.1



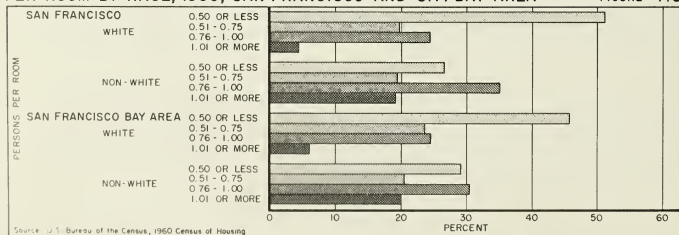
DISTRIBUTION OF HOUSING UNITS BY TENURE AND RACE, 1960,  
SAN FRANCISCO AND SAN FRANCISCO BAY AREA

FIGURE 4.2



DISTRIBUTION OF HOUSING UNITS BY NUMBER OF PERSONS  
PER ROOM BY RACE, 1960, SAN FRANCISCO AND S.F. BAY AREA

FIGURE 4.3



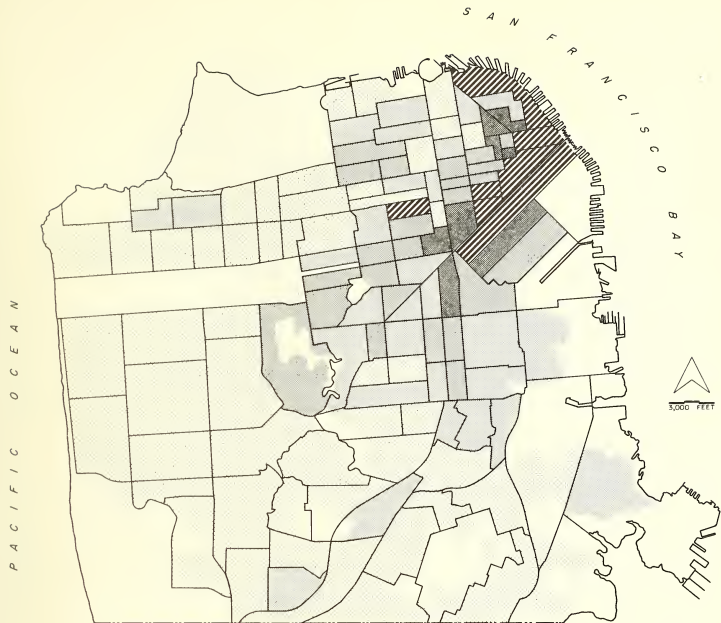
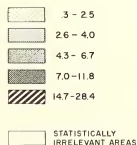


FIGURE 4.4

AVAILABLE VACANT UNITS PER HUNDRED HOUSING UNITS  
IN CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

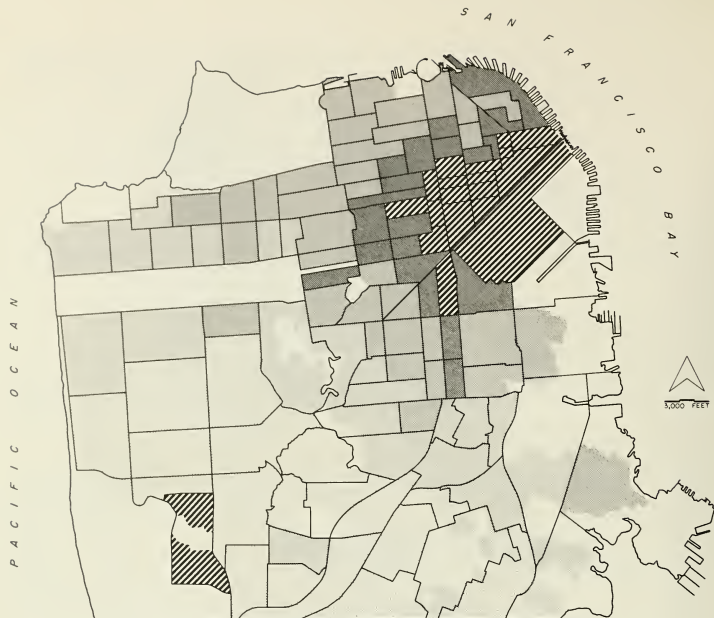
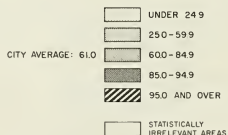


FIGURE 4.5

RENTER OCCUPIED HOUSING UNITS PER HUNDRED UNITS  
IN CENSUS TRACT, 1960



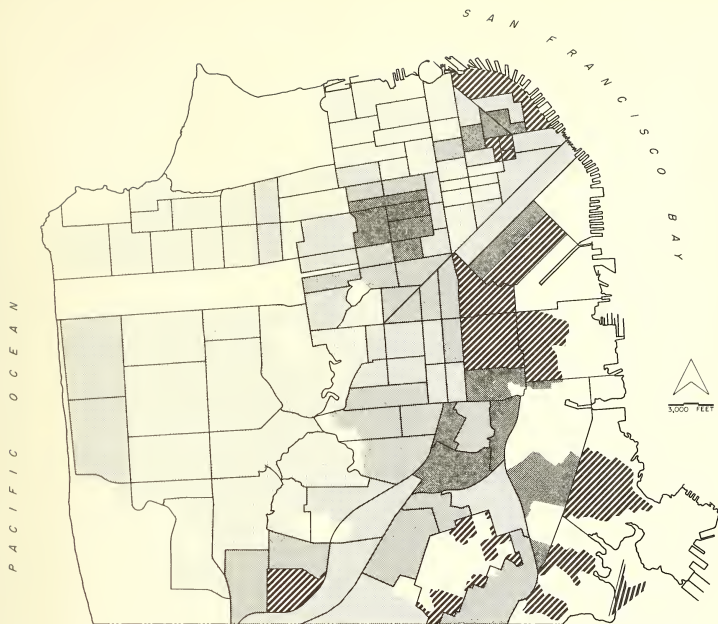
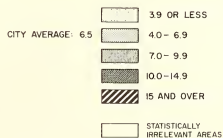


FIGURE 4.6

HOUSING UNITS WITH 1.01 OR MORE PERSONS PER ROOM  
PER HUNDRED HOUSING UNITS IN CENSUS TRACT, 1960



Source: San Francisco Planning and Urban Renewal Association, Housing Fact Book, May 1962  
U.S. Bureau of the Census, 1960 Census of Population and Housing



## 5. Housing Value and Rent

The cost of owning property is higher in the City, than in outlying areas, primarily because of the greater competition for land. In 1960, 58 percent of the owner-occupied units in San Francisco were valued at \$17,500 or more, as compared with 41 percent in the San Francisco Bay Area. The same differential existed for non-white owners. In San Francisco 36 percent of the houses owned by non-whites were valued at \$17,500, whereas in the Bay Area only 18 percent were in this category. (See Figure 5.1)

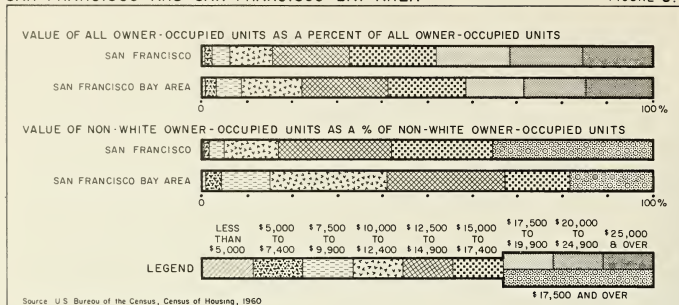
Rents in San Francisco, however, were considerably lower than in the Bay Area. In 1960, 36.3 percent of the renters in the Bay Area paid over \$100 per month and 21.6 percent paid between \$80 and \$100, whereas in San Francisco 20.5 percent paid over \$100 per month and 19.4 percent paid between \$80 and \$100. This in part is due to the fact that San Francisco has a larger supply of small units, occupied by single unrelated individuals. (See Figure 5.2)

As can be seen in Figure 5.3, rent as a percentage of income decreases as income increases. In 1960, 64 percent of the whites in San Francisco and 57 percent of the non-whites earning under \$2,000 per year paid over 35 percent of their income for rent, while 89.9 percent of the whites and 95.6 percent of the non-whites with yearly earnings between \$6,000 and \$6,999 paid less than 25 percent of their income for rent. In almost every income category whites pay a larger percent of their income for rent than non-whites. This again is a function of residential segregation, which prohibits non-whites from moving into high rent sections of the City.

Property value and rent (as shown by the census tract maps Figures 5.4 and 5.5) vary from section to section within the City according to a variety of amenities associated with each location, as well as with the type of housing.

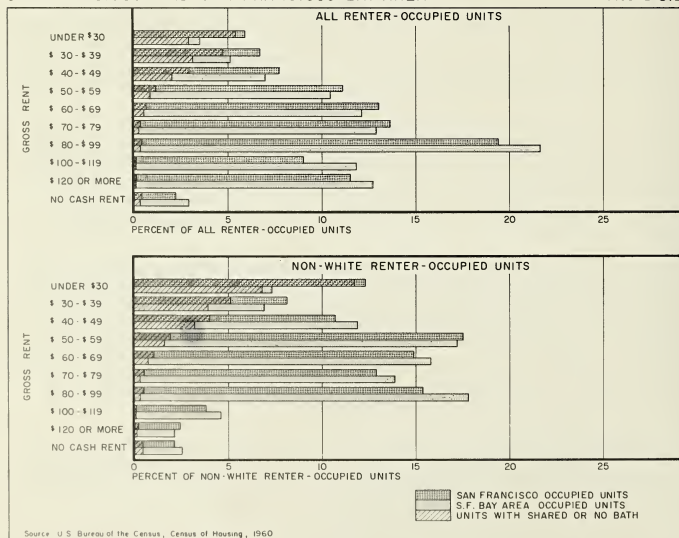
VALUE OF OWNER-OCCUPIED HOUSING UNITS, 1960,  
SAN FRANCISCO AND SAN FRANCISCO BAY AREA

FIGURE 5.1



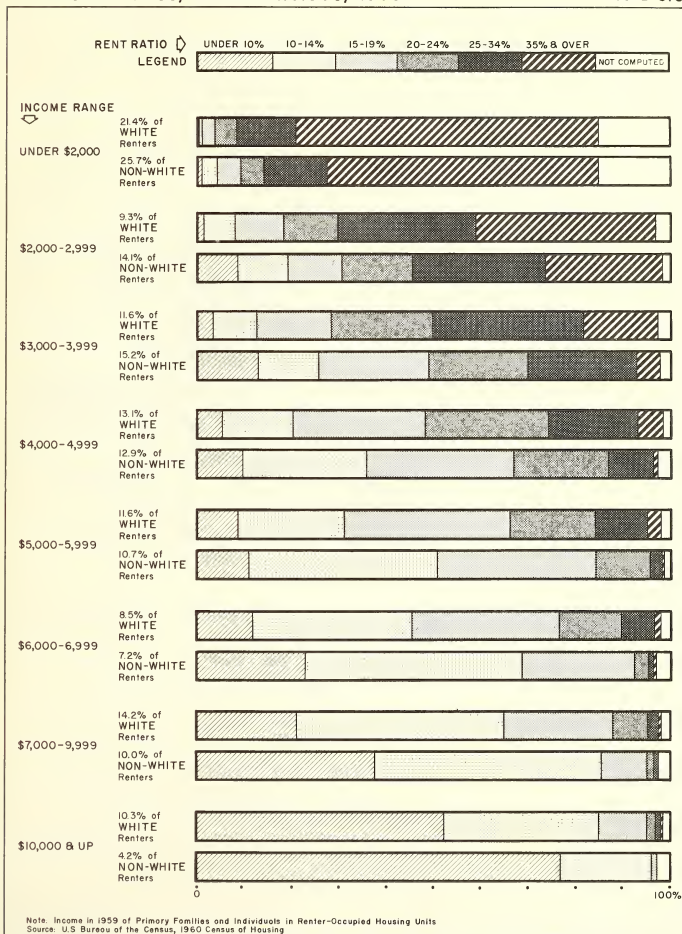
GROSS RENT OF RENTER-OCCUPIED HOUSING UNITS, 1960,  
SAN FRANCISCO AND SAN FRANCISCO BAY AREA

FIGURE 5.2



GROSS RENT AS A PERCENT OF INCOME  
BY INCOME CLASS, SAN FRANCISCO, 1960

FIGURE 5.3



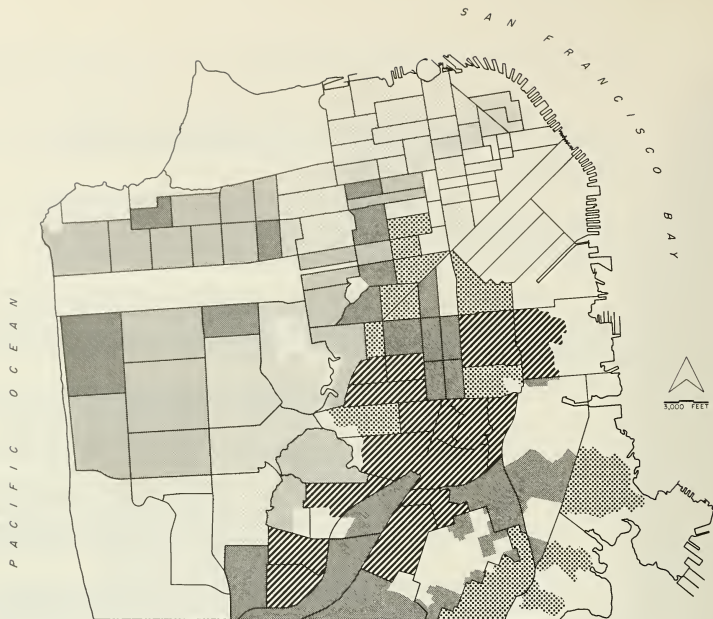


FIGURE 5.4

MEDIAN VALUE OF OWNER-OCCUPIED HOUSING UNITS BY CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

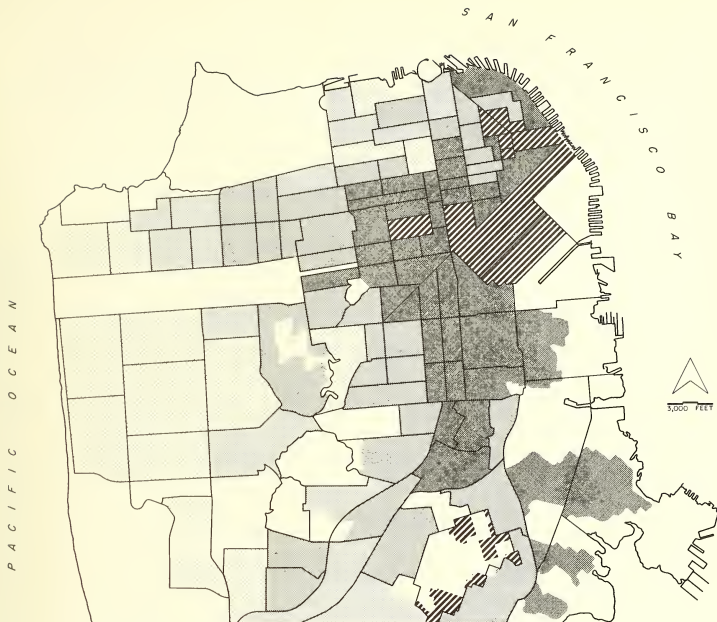


FIGURE 5.5

GROSS RENT (MEDIAN DOLLARS) OF RENTER-OCCUPIED HOUSING UNITS  
BY CENSUS TRACT, 1960



Source: U.S. Bureau of the Census, 1960 Census of Population and Housing

# STATISTICAL APPENDIX A

## Social & Physical Characteristics of Major U. S. Cities, 1950 & 1960

|                  | Population %<br>Change 1950-60 | Families as a %<br>of Households 1950 | Families as a %<br>of Households 1960 | Non-white % of<br>Tot. Pop. 1960 | Foreign Born %<br>of Tot. Pop. 1960 | Under Age 18, %<br>of Tot. Pop. 1960 | Over Age 65, %<br>of Tot. Pop. 1960 | Median School Yrs<br>Completed 1960 <sup>1</sup> | 4 Yrs High<br>School, % 1960 <sup>2</sup> | Median Family<br>Income, 1960 | % Fam. with Inc.<br>Under \$3,000 | % Fam. with Inc.<br>Over \$10,000 | % New Res. Since<br>1955; 1960 <sup>3</sup> | % Unemployed<br>1960 | Labor Force %<br>of Tot. Pop. 1960 | % White Collar<br>Workers 1960 | Single Family % Tot.<br>Housing Units 1960 | Condition 3 <sup>4</sup> Housing<br>% Tot. H. Units 1960 | Renter Occup. % of<br>Tot. Occup. 1960 | % Units with 1.01 or More<br>Persons Per Room 1960 |
|------------------|--------------------------------|---------------------------------------|---------------------------------------|----------------------------------|-------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------------------|-------------------------------------------|-------------------------------|-----------------------------------|-----------------------------------|---------------------------------------------|----------------------|------------------------------------|--------------------------------|--------------------------------------------|----------------------------------------------------------|----------------------------------------|----------------------------------------------------|
| Baltimore        | -1.1                           | 90.1                                  | 83.1                                  | 35.0                             | 6.2                                 | 33.6                                 | 8.0                                 | 8.9                                              | 78.2                                      | \$5,659                       | 18.6                              | 15.0                              | 7.6                                         | 6.5                  | 41.5                               | 60.3                           | 70.5                                       | 4.2                                                      | 45.7                                   | 10.2                                               |
| Boston           | -13.0                          | 87.7                                  | 75.2                                  | 9.6                              | 15.8                                | 28.7                                 | 12.3                                | 11.2                                             | 44.6                                      | 5,747                         | 16.7                              | 13.6                              | 10.6                                        | 5.0                  | 40.6                               | 63.8                           | 16.3                                       | 8.6                                                      | 75.7                                   | 8.1                                                |
| Buffalo          | -8.2                           | 90.9                                  | 80.4                                  | 13.6                             | 10.3                                | 31.0                                 | 11.6                                | 11.0                                             | 30.1                                      | 5,713                         | 17.3                              | 13.1                              | 5.3                                         | 8.5                  | 40.7                               | 39.3                           | 28.3                                       | 5.2                                                      | 55.7                                   | 5.6                                                |
| Chicago          | -1.9                           | 88.5                                  | 79.6                                  | 23.6                             | 15.3                                | 31.1                                 | 9.8                                 | 10.0                                             | 32.2                                      | 5,728                         | 13.6                              | 21.3                              | 6.1                                         | 5.6                  | 44.8                               | 43.7                           | 28.0                                       | 6.3                                                      | 65.7                                   | 11.6                                               |
| Cincinnati       | -0.3                           | 84.7                                  | 77.8                                  | 21.6                             | 3.3                                 | 32.0                                 | 11.7                                | 9.7                                              | 32.6                                      | 5,952                         | 19.6                              | 15.8                              | 9.6                                         | 5.9                  | 40.2                               | 43.0                           | 37.3                                       | 11.8                                                     | 59.6                                   | 15.7                                               |
| Cleveland        | -4.2                           | 91.7                                  | 81.7                                  | 28.9                             | 11.0                                | 32.6                                 | 9.9                                 | 11.8                                             | 29.1                                      | 5,952                         | 17.2                              | 13.0                              | 9.0                                         | 7.5                  | 43.9                               | 32.9                           | 43.2                                       | 5.5                                                      | 55.1                                   | 10.2                                               |
| Dallas           | -9.6                           | 90.9                                  | 83.4                                  | 35.3                             | 25.2                                | 32.3                                 | 8.5                                 | 10.0                                             | 34.9                                      | 5,872                         | 18.6                              | 18.9                              | 17.7                                        | 3.3                  | 43.9                               | 50.3                           | 74.9                                       | 6.5                                                      | 40.3                                   | 11.5                                               |
| Detroit          | -9.7                           | 94.3                                  | 82.4                                  | 23.2                             | 12.6                                | 37.4                                 | 9.6                                 | 10.0                                             | 34.9                                      | 6,069                         | 19.0                              | 17.8                              | 5.2                                         | 9.9                  | 40.7                               | 40.2                           | 58.2                                       | 3.9                                                      | 49.8                                   | 8.6                                                |
| Houston          | -9.2                           | 94.3                                  | 84.3                                  | 23.2                             | 12.6                                | 37.4                                 | 9.6                                 | 10.0                                             | 34.9                                      | 6,069                         | 19.0                              | 17.8                              | 5.2                                         | 9.9                  | 40.7                               | 40.2                           | 58.2                                       | 3.9                                                      | 49.8                                   | 8.6                                                |
| Los Angeles      | -9.2                           | 94.3                                  | 84.3                                  | 23.2                             | 12.6                                | 37.4                                 | 9.6                                 | 10.0                                             | 34.9                                      | 6,069                         | 19.0                              | 17.8                              | 5.2                                         | 9.9                  | 40.7                               | 40.2                           | 58.2                                       | 3.9                                                      | 49.8                                   | 8.6                                                |
| Milwaukee        | -4.2                           | 91.7                                  | 81.7                                  | 28.9                             | 11.0                                | 32.6                                 | 9.9                                 | 11.8                                             | 29.1                                      | 5,952                         | 17.2                              | 13.0                              | 9.0                                         | 7.5                  | 43.9                               | 32.9                           | 43.2                                       | 5.5                                                      | 55.1                                   | 10.2                                               |
| New Orleans      | -1.4                           | 89.0                                  | 80.4                                  | 37.4                             | 5.3                                 | 32.1                                 | 8.6                                 | 10.4                                             | 39.4                                      | 6,646                         | 11.6                              | 18.7                              | 10.9                                        | 6.6                  | 42.9                               | 50.3                           | 59.3                                       | 2.5                                                      | 51.8                                   | 8.7                                                |
| New York         | -3.3                           | 89.3                                  | 78.4                                  | 24.7                             | 20.0                                | 27.8                                 | 10.3                                | 9.0                                              | 33.2                                      | 6,807                         | 27.8                              | 12.9                              | 10.9                                        | 6.6                  | 42.9                               | 50.3                           | 59.3                                       | 2.5                                                      | 51.8                                   | 8.7                                                |
| Philadelphia     | -3.3                           | 89.3                                  | 81.3                                  | 26.7                             | 9.9                                 | 30.8                                 | 10.4                                | 10.1                                             | 37.1                                      | 6,091                         | 15.2                              | 18.5                              | 10.7                                        | 5.2                  | 45.0                               | 46.1                           | 48.2                                       | 13.3                                                     | 62.4                                   | 18.2                                               |
| Pittsburgh       | -10.7                          | 90.1                                  | 80.6                                  | 16.8                             | 3.5                                 | 30.5                                 | 13.2                                | 8.8                                              | 30.7                                      | 5,782                         | 17.1                              | 14.2                              | 5.5                                         | 4.5                  | 42.6                               | 40.8                           | 73.5                                       | 5.1                                                      | 78.3                                   | 12.2                                               |
| St. Louis        | -12.5                          | 89.3                                  | 77.2                                  | 28.8                             | 1.5                                 | 30.9                                 | 12.3                                | 8.8                                              | 36.3                                      | 5,335                         | 21.7                              | 10.8                              | 9.3                                         | 8.1                  | 41.5                               | 37.6                           | 58.0                                       | 9.2                                                      | 51.2                                   | 10.3                                               |
| San Antonio      | -43.9                          | 90.1                                  | 83.8                                  | 7.4                              | 1.8                                 | 40.8                                 | 7.1                                 | 9.6                                              | 38.3                                      | 6,691                         | 27.9                              | 9.6                               | 16.7                                        | 5.2                  | 35.5                               | 45.5                           | 82.7                                       | 13.1                                                     | 36.4                                   | 21.5                                               |
| San Diego        | -91.4                          | 84.7                                  | 79.0                                  | 7.8                              | 7.1                                 | 32.8                                 | 7.6                                 | 12.2                                             | 35.0                                      | 6,616                         | 16.6                              | 20.9                              | 35.6                                        | 7.0                  | 43.2                               | 51.9                           | 69.5                                       | 2.8                                                      | 47.3                                   | 9.3                                                |
| San Francisco    | -4.5                           | 78.1                                  | 62.3                                  | 18.4                             | 15.3                                | 28.5                                 | 12.6                                | 15.0                                             | 31.0                                      | 6,217                         | 13.5                              | 22.6                              | 16.6                                        | 6.2                  | 49.8                               | 52.6                           | 35.5                                       | 4.7                                                      | 65.0                                   | 6.3                                                |
| Seattle          | -49.1                          | --                                    | 71.3                                  | 6.4                              | 10.7                                | 28.7                                 | 12.0                                | 12.2                                             | 35.9                                      | 6,962                         | 11.8                              | 22.9                              | 17.2                                        | 6.1                  | 44.6                               | 54.7                           | 63.0                                       | 4.5                                                      | 42.6                                   | 4.6                                                |
| Washington, D.C. | -4.8                           | 88.3                                  | 68.9                                  | 54.8                             | 3.1                                 | 28.7                                 | 9.1                                 | 11.7                                             | 47.8                                      | 5,989                         | 17.3                              | 21.7                              | 16.2                                        | 6.1                  | 48.3                               | 50.0                           | 40.1                                       | 2.9                                                      | 70.0                                   | 12.2                                               |

<sup>1</sup> Persons 25 years or older.

<sup>2</sup> Persons who lived in different county of U.S. in 1955.

<sup>3</sup> Persons who lived in different county without plumbing, plus displaced.

<sup>4</sup> Condition 3: deteriorating units without plumbing, plus displaced.

Sources: U.S. Bureau of the Census, Census of Population,  
1950 & 1960; Census of Housing, 1960.

# STATISTICAL APPENDIX B

**Table I** DISTRIBUTION OF POPULATION BY HOUSEHOLD TYPE

|               | POPULATION     |                     |  | HOUSEHOLDS     |                     |  | FAMILIES       |                     |  | UNRELATED IND. |                     |  |
|---------------|----------------|---------------------|--|----------------|---------------------|--|----------------|---------------------|--|----------------|---------------------|--|
|               | Number<br>1960 | % Change<br>1950-60 |  | Number<br>1960 | % Change<br>1950-60 |  | Number<br>1960 | % Change<br>1950-60 |  | Number<br>1960 | % Change<br>1950-60 |  |
| San Francisco | 740,316        | - 4.5               |  | 291,975        | + 12.7              |  | 182,027        | - 10.1              |  | 157,472        | + 2.1               |  |
| S.F. Bay Area | 2,783,359      | + 24.2              |  | 923,041        | + 30.5              |  | 706,986        | + 19.1              |  | 331,614        | + 8.8               |  |
| California    | 15,717,204     | + 48.5              |  | 4,982,108      | + 50.4              |  | 3,991,500      | + 41.2              |  | 1,568,455      | + 36.0              |  |
| United States | 179,323,175    | + 19.0              |  | 52,813,621     | + 24.9              |  | 44,950,646     | + 16.9              |  | 13,072,268     | + 19.2              |  |

Sources: U.S. Bureau of the Census, Census of Population, 1950 & 1960;  
Census of Housing, 1950 & 1960.

**Table II** DISTRIBUTION OF POPULATION BY AGE

|               | UNDER AGE 5    |                     |  | PERSONS 5-14   |                     |  | PERSONS 15-24  |                     |  | PERSONS 25-44  |                     |  | PERSONS 45-64  |                     |  | PERSONS 65 & OVER |                     |  | TOTAL<br>Pop. Change<br>% |
|---------------|----------------|---------------------|--|----------------|---------------------|--|----------------|---------------------|--|----------------|---------------------|--|----------------|---------------------|--|-------------------|---------------------|--|---------------------------|
|               | Number<br>1960 | % Change<br>1950-60 |  | Number<br>1960 | % Change<br>1950-60 |  | Number<br>1960 | % Change<br>1950-60 |  | Number<br>1960 | % Change<br>1950-60 |  | Number<br>1960 | % Change<br>1950-60 |  | Number<br>1960    | % Change<br>1950-60 |  |                           |
| San Francisco | 58,857         | - 6.5               |  | 98,120         | + 29.2              |  | 91,607         | - 7.8               |  | 199,393        | - 24.1              |  | 200,736        | + 0.2               |  | 91,603            | + 23.7              |  | - 4.5                     |
| S.F. Bay Area | 288,062        | + 24.2              |  | 507,828        | + 81.7              |  | 350,598        | + 16.9              |  | 791,157        | + 3.1               |  | 599,770        | + 23.5              |  | 245,960           | + 39.5              |  | + 24.2                    |
| California    | 1,746,552      | + 58.5              |  | 3,018,090      | +100.9              |  | 2,087,311      | + 48.9              |  | 4,410,338      | + 28.9              |  | 3,102,843      | + 38.7              |  | 1,355,726         | + 51.4              |  | + 48.9                    |
| United States | 20,206,661     | + 24.5              |  | 35,219,976     | + 44.3              |  | 23,963,808     | + 8.4               |  | 46,643,335     | + 3.9               |  | 36,207,464     | + 19.3              |  | 16,173,492        | + 31.95             |  | + 18.8                    |

Source: U.S. Bureau of the Census, Census of Population, 1950 & 1960.

**Table III** DISTRIBUTION OF POPULATION BY RACE AND BY NATIVITY

|               | BY RACE    |                   |                     |           |                   |                     |           |                   |                     |           | BY NATIVITY       |                     |           |                         |
|---------------|------------|-------------------|---------------------|-----------|-------------------|---------------------|-----------|-------------------|---------------------|-----------|-------------------|---------------------|-----------|-------------------------|
|               | #<br>1960  | % of<br>Tot. Pop. | % Change<br>1950-60 | #<br>1960 | % of<br>Tot. Pop. | % Change<br>1950-60 | #<br>1960 | % of<br>Tot. Pop. | % Change<br>1950-60 | #<br>1960 | % of<br>Tot. Pop. | % Change<br>1950-60 | #<br>1960 | % of Total<br>Pop. 1960 |
| San Francisco | 604,403    | 81.6              | - 12.9              | 74,383    | 10.1              | + 71.0              | 45,909    | 6.2               | + 51.1              | 15,621    | 2.1               | + 106.2             | 142,531   | 19.3                    |
| S.F. Bay Area | 2,436,665  | 87.5              | + 20.0              | 238,754   | 8.6               | + 62.2              | 77,446    | 2.8               | + 59.0              | 30,494    | 1.1               | + 108.6             | 300,241   | 10.8                    |
| California    | 14,455,230 | 91.9              | + 45.8              | 883,861   | 5.6               | + 91.2              | 252,917   | 1.6               | + 76.5              | 125,196   | .8                | + 90.9              | 1,343,698 | 8.5                     |

Source: U.S. Bureau of the Census, Census of Population, 1950 & 1960.

**Table IV** INCOME OF FAMILIES & INDIVIDUALS, 1960

|               | Under \$1,000 |       | \$1,000-1,999 |       | \$2,000-2,999 |       | \$3,000-3,999 |       | \$4,000-4,999 |       | \$5,000-5,999 |       | \$6,000-6,999 |       | \$7,000-9,999 |       | \$10,000 & Over |       | TOTAL   |        |
|---------------|---------------|-------|---------------|-------|---------------|-------|---------------|-------|---------------|-------|---------------|-------|---------------|-------|---------------|-------|-----------------|-------|---------|--------|
|               | #             | %     | #             | %     | #             | %     | #             | %     | #             | %     | #             | %     | #             | %     | #             | %     | #               | %     | #       | %      |
| San Francisco |               |       |               |       |               |       |               |       |               |       |               |       |               |       |               |       |                 |       |         |        |
| Families      | 5,795         | 3.18  | 8,403         | 4.62  | 10,313        | 5.67  | 13,800        | 7.58  | 17,350        | 9.53  | 20,657        | 11.35 | 20,492        | 11.26 | 44,045        | 24.2  | 41,172          | 22.62 | 182,027 | 100.01 |
| Individuals   | 30,504        | 19.56 | 30,563        | 19.60 | 19,758        | 12.67 | 21,268        | 13.64 | 20,382        | 13.07 | 13,994        | 8.97  | 7,661         | 4.91  | 7,452         | 4.78  | 4,343           | 2.79  | 155,925 | 99.99  |
| S.F. Bay Area |               |       |               |       |               |       |               |       |               |       |               |       |               |       |               |       |                 |       |         |        |
| Families      | 20,462        | 2.89  | 28,019        | 3.96  | 35,420        | 5.01  | 43,992        | 6.22  | 56,462        | 7.99  | 77,167        | 10.91 | 85,038        | 12.03 | 188,259       | 26.63 | 172,168         | 24.35 | 706,987 | 99.90  |
| Individuals   | 74,951        | 22.60 | 70,882        | 21.37 | 39,334        | 11.86 | 38,796        | 11.7  | 37,060        | 11.18 | 27,756        | 8.37  | 16,583        | 5.00  | 16,969        | 5.12  | 9,283           | 2.8   | 331,614 | 100.00 |

Source: U.S. Bureau of Census, Census of Population, 1960.













